

	Block #	Lot #	APN #	Resource Name
160	74	1 & 2	010-201-001	Seven Arts Bldg.
161	74	Npt 4, Nept 5	010-201-015	Sade's
162	74	Npt 5, 6, 7	010-201-008	Carmel Weavers Studio
163	74	Npt 5, 6, 7	010-201-008	Seven Arts Shop
164	74	NWpt 6, 7, 8	010-201-007	Amelia Gates Bldg.
165	74	9	010-201-002	La Rambla Bldg.
166	74	10	010-201-014	Spinning Wheel Restaurant
167	74	12, 14, 16	010-191-006	Carmel City Hall
168	74	18, 20	010-191-005	Sundial Lodge
169	75	Npt 1	010-147-018	Mary Dummage Shop
170	75	5	010-147-014	Schweinger Building
171	75	9	010-147-018	Mary Dummage Shop
172	75	15	010-147-004	Oakes Building
173	75	17	010-147-005	T.A. Oakes Building
174	75	18, 20, 22	010-147-008	La Ribera Hotel
175	75	19	010-147-006	Monterey County Trust & Savings
176	75	21	010-147-007	Kocher Building
177	76	5 & N 79' of 6	010-146-016	Las Tiendas Bldg.
178	76	Spts 6, 7, 8	010-146-013	Draper Leidig Building
179	76	10	010-146-012	Isabel Leidig Building
180	76	12	010-146-011	W.C. Farley Building
181	76	14	010-146-010	Percy Parkes Building
182	76	16	010-146-009	De Yoe Building
183	76	18	010-146-008	Tuck Box
184	76	18 (southeast portion)	010-146-008	Lemos Building
185	76	18 (southwest corner)	010-146-008	The Garden Shop Addition
186	76	pt of 20	010-146-007	"El Paseo" Jo Mora Sculpture
187	76	20, 22	010-146-007	El Paseo Bldg.
188	76	20, 22	010-146-006	Enchanted Oaks Bldg.
189	77	1 & 2	010-141-001	Doud Building
190	77	4	010-141-008	Adam Fox Building
191	79	4	010-085-004	Johann Hagemeyer Hse



	Block #	Lot #	APN #	Resource Name
258	114	Ept 18 & 20	010-182-008	J.W. Stough Cottage
259	115	6	010-158-016	Pearl Dawson Hse.
260	115	12	010-158-019	Everett G. Sheperd Hse.
261	115	14	010-158-013	Danmeyer Hse.
262	115	E1/2 17 & 19	010-158-009	Norman Reynolds House
263	115	20	010-158-011	Community Church Rectory
264	116	18, 20	010-155-010	Marchen Haus
265	117	W1/2 17, 19	010-152-009	M.J. Murphy Spec. Hse.
266	117	E1/2 17 & 19	010-152-008	Adrian W. McEntire Hse.
267	118	Spt 14, Npt 16	010-075-023	Anne Martin House
268	120	3, 4	010-331-006	Col. Henry L. Watson Hse.
269	128	2	010-073-002	The Coastal Laboratory -Temp. Removed/Post 1940
270	129	4	010-074-007	Mary McDowell Hse.
271	129	13, 15, p 17	010-074-002	Celia Seymour Studio-House
272	131	12	010-154-006	Bliss-Hubbell Hse.
273	133	7, 9	010-183-004	Daisy F.D. Bostick Cottage
274	134	6	010-175-018	William McPhillips Hse.
275	134	23, 25	010-175-010	Bark House
276	134	24, 26	010-175-011	Connolly-Search Hse.
277	136	9, 11	010-171-003	Perry Newberry Stone Hse.
278	136	17, 19	010-171-005	Anne Winslow Hse.
279	137	1	010-164-001	Ross E. Borham Hse.
280	137	24	010-164-008	H. Markham Hse.
281	141, p140	7, 9	010-161-022	Alice R. Comins Hse.
282	142	16	010-162-020	Frank Lloyd House
283	142	26, 28	010-162-027	"Casa della Comedia"
284	142	30, 32, 33	010-162-013	Rev. Gardner Hse.
285	143	pt lots 5.5, N pt. 7	010-165-029	Mr. and Mrs. William Junk House
286	143	18, 20	010-165-042	La Von Gottfried hse.
287	143	31, 33, 35	010-165-015	Las Abuelas
288	144	P1, 3 P2, 4	010-172-012	Violet Campbell Hse.
289	145	5-1/2, 7, 9, 11	010-173-039	Charles Sumner Greene Studio

Block #	Lot #	APN #	Resource Name
145	15 Ept 17	010-173-017	Mary D. Crile House
145	21, 23	010-173-006	Louis Ralston House
146	S3, 5, N7	010-176-016	F.A. Collman Hse.
146	16	010-176-011	William McCabe Hse.
	U.S. Lot 38	009-531-005, 006	Mission San Carlos Pear Orchard Houses (2)
	U.S. Lot 38	009-531-003	Mission San Carlos de Borromeo
<u>Historic Objects</u>			
EE	1/2 of 16	010-214-20	Milk Shrine
N/A	Ocean at San Carlos	N/A	World War I Memorial Arch
102	N18	010-331-022	Mission Model - Miss Williams School
<u>Historic Districts</u>			
60, 66, 67	Various	N/A	Comstock Hill Historic District
70 to 77	Various	N/A	Downtown Commercial Historic District



PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Devendorf Park*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*Blk bounded by Ocean & 6th, Junipero & Mission (all of Blk 69)*

Parcel No. 010-099-001

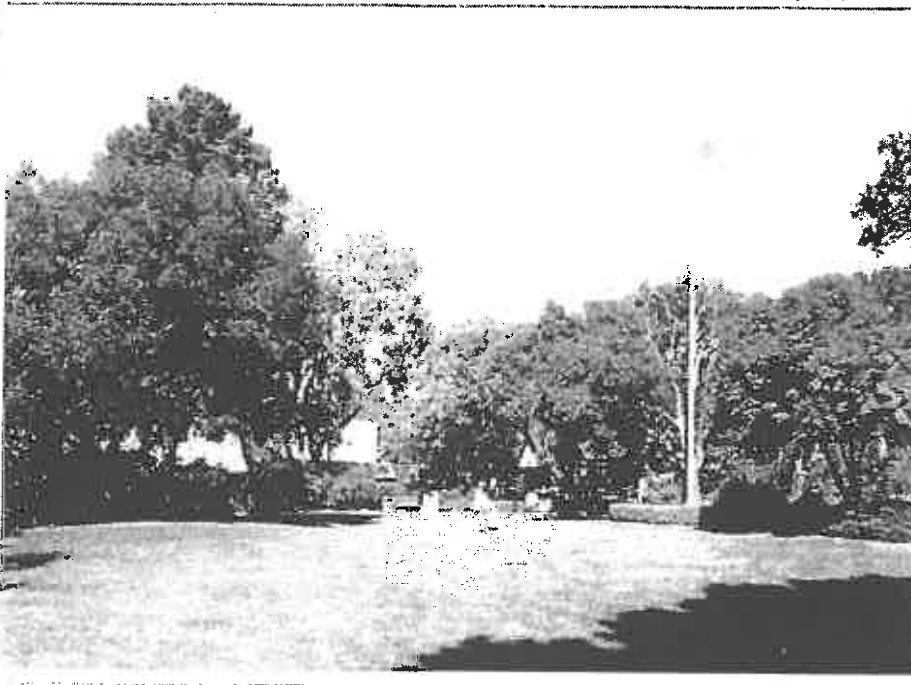
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one block urban open space, square in plan, planted to grass and a variety of trees and shrubbery. It is surrounded by a low Carmel stone wall where it abuts public sidewalks. There are modern (1986) bathrooms located in the NE cr. of the park. Their exterior wall cladding is a Carmel stone veneer over concrete. Small commemorative monuments as well as a wooden flagpole are located about the park, honoring military veterans and Franklin Devendorf, for whom the park is named. There is also a bronze bust of Devendorf by his sculptor daughter, Edwina Devendorf. Among the mature trees surrounding the park perimeter is "The Patriarch", located in the SW corner. This Coast live Oak may be the largest oak in the village. Entrances to the park, originally designed by George Seideneck, appear at the crs. of Junipero & Ocean, Ocean & Mission, and at Junipero and 6th, adjacent to the public restrooms.*

b. Resource Attributes: (List attributes and codes)

1. Resources Present ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3002-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1922/1932 Carmel city records*

P7. Owner and Address

*City of Carmel by-the-Sea  
City Hall  
Carmel by-the-Sea, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *7/25/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Devendorf Park*

B1. Historic Name: *Blk 69*

B2. Common Name: *Devendorf Park*

B3. Original Use: *public park*

B4. Present Use: *public park*

B5. Architectural Style: *urban open space*

B6. Construction History: (Construction date, alterations, and date of alterations)

*City purchase & park designation 1922; 1930 official naming of the park for Franklin Devendorf; 1932 park planting begun*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Modern bathroom facilities at NE cr of park 1986*

B9a. Architect: *landscape design/Jane Deusner*

b. Builder: *Jane Todd*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *urban open space*

Applicable Criteria: *CR 1,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Devendorf Park is significant under California Register criterion 1, in the area of history as a prime example of the product of Carmel's early community cooperation and commitment to public improvements. Originally known as "Blk 69", the one block square had been used as a temporary campground, and sometimes polo field. It was described as "a wind-swept waste, littered with papers and trash". However, in 1922 when outside developers proposed to purchase Carmel's sand dunes at the foot of Ocean Ave. as a site for a major hotel, a group of the village's leading residents, calling themselves the "Committee of 40" organized and brought the idea of acquiring the dunes for the City to Franklin Devendorf. Devendorf, with his partner Frank Powers, owned the Carmel Development Co., which held title to the land. Devendorf agreed with the "Committee of 40", and offered to sell the dunes, then valued at fifty thousand dollars, at a bargain price to the City of fifteen thousand dollars. Blk. 69 was included as added inducement for the sale. Renaming itself the "Save the Dunes Committee", and led by Perry Newberry, a successful campaign was conducted to persuade Carmel voters to approve the acquisition. While the dunes were saved for open space, little was done to develop Blk 69. It was used occasionally for special events, like the popular Sir-Cuss Days of the mid-1920s, but in general continued to be a mess. In 1928 Jimmy Hopper's wife Mattie began a one-woman campaign to create a park in Blk. 69. She was able to raise a thousand dollars by holding a "Spanish Fandango", where her Hispanic friends, many from Tortilla Flats, created a Mexican market w/authentic California-Mexican food. Local, Ken Lyman's orchestra supplied the music. The proposed park use was delayed while the city council debated using the land for a city hall or fire station. In 1930 newly elected councilwoman Clara Kellogg took up the cause, suggesting that the new park be named for Frank Devendorf.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP31 - Urban open space*

*HP38 - Women's property*

B12. References:

*Carmel city records, City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Gilliam, Harold & Ann, Creating Carmel, Gibbs-Smith Pub.: Salt Lake City, 1992*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

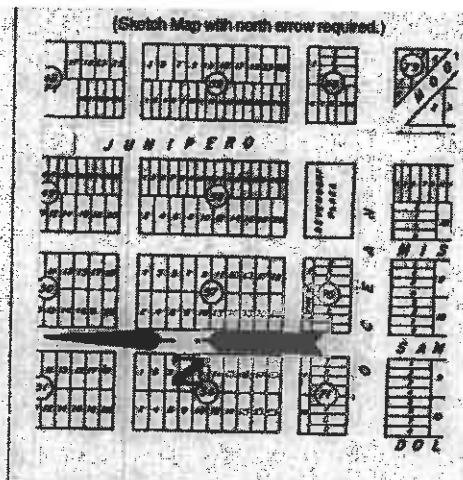
B13. Remarks: *Zoning P-2  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *7/25/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Name of Resource Name or #: (Assigned by recorder)

Devendorf Park

Recorded by: Kent L. Seavey

Date 7/25/2002

☒ Continuation ☐ Update

B10. Contractor M.J. Murphy pledged a hundred yards of top soil for the project, and Dr. R.A. Kocher offered Carmel stone and benches. Well known local artist George Seideneck offered to design the walls and corners for the park. Carmel landscape architect Jane Deusner prepared a general plan for the landscaping and Jane Todd of Monterey selected the plant materials and did the planting. According to Carmel's Local History Librarian, Denise Sallee, "Because of her dedication to the project, Todd refused money, and donated her time and knowledge as a gift to the town". The Carmel Women's Club, Abalone League and local P.T.A. all threw in their support, and by 1932 the planting had begun. In April of 1932 a second attempt was made to locate a city hall on the park property. Before the issue could come to a vote, the Monterey Water Works, which held an easement "in perpetuity" over the disputed land, made it clear to the city fathers that the only acceptable use for Blk 69 was as parkland, because of their need to access their lines. While Devendorf Park was a product of broad community commitment, much of its leadership, and its original design team were women. Among them were Mattie Hopper and Clara Kellogg, Carmel landscape architect Jane Deusner, and Monterey's Jane Todd. Devendorf Park and its development clearly reflect the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Sallee, Denise, "Devendorf Park's Humble Beginnings, Controversial Past", *Carmel Pine Cone*, 6/15/01  
Sanborn fire insurance map 1930-62

Primary #

HRI #

Trinomial

NRHP Status Code

5S1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

Carmel Fire Station

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S/side 6th btwn Mission and San Carlos (Blk 70, Lots wpt1-ept 10)

Parcel No. 010-133-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story reinforced concrete fire house, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of textured concrete, and a Carmel stone veneer, in a random range ashlar pattern, on the north facing facade. The five bay building is characterized by five wide engine doors w/iron grills. The door to the west, added in 1974, is offset somewhat to allow for an entry door to the interior. This door, between the first two bays on the west, is capped with a copper door hood. The low pitched, side-gable roof is slightly stepped at the west. An interior Carmel stone chimney is found centered in the ridge line at the east end of the building, and a concrete hose tower from 1974 is at the SW corner. The roof covering is wood shingle. Fenestration is irregular, with four Chicago style steel fixed and casement windows to the east, and a pair of steel casement type above the entry bay to the west. A bronze commemorative plaque appears just west of the entry door, mounted on the fire station wall. The fire house is sited in the center of the block in a built-up commercial area, with adjacent retail properties to the east and west.

b. Resource Attributes: (List attributes and codes)

1. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3003-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936-37 Carmel bldg. records

P7. Owner and Address

City of Carmel by-the-Sea  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 4/25/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory -2001

.. Report Citation: (Cite survey report and other sources, or enter "none")

Significant Building Survey of Carmel 1979,

Attachments

☐ NONE

☐ Continuation Sheet

☐ Location Map

☐ Building, Structure, and Object Record

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Sketch Map

☐ Archaeological Record

☐ Linear Feature Record

☐ Artifact Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Carmel Fire Station*

B1. Historic Name: *Carmel by-the-Sea Fire Station*

B2. Common Name:

B3. Original Use: *fire station*

B4. Present Use: *fire station*

B5. Architectural Style: *no style*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1936-37 (W.P.A. Contract #65-3-3744); one bay addition to west 1974 (Cbp #74-181); reroof 1993 (cbp #93-210)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Milton Latham (1934); Elston & Cranston*

b. Builder: *Bernard Rountree (1934); Geyer Const. (1974)*

B10. Significance: Theme: *Govt., Civic & Soc. Institutions, Architectural* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *fire station*

Applicable Criteria: *CR 1,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Carmel Fire Station is significant under California Register criterion 1, in the area of history as the home of the Carmel by-the-Sea Fire Department. It is also significant under criteria 3, as an excellent example of civic architecture constructed with support of the Works Progress Administration during the Depression years of the 1930s.*

*A group of twenty citizens, led by Robert Leidig, established a volunteer fire department for Carmel in 1908. Equipment, consisting of buckets, shovels and sacks, were initially stored in a tent/shed at the SW cr. of San Carlos and 6th. The Citizen's Fire Protection Committee was formed in 1915 to raise funds for a proper fire engine and a permanent fire company. When the city was incorporated in 1916, the fire protection service became the responsibility of the city. In January of 1917, the Fire Protection Committee reported to the City Council that the Monterey County Water Works would lay six-inch drain pipes down Ocean Ave. to Monte Verde, then down Monte Verde to 12th, with necessary fire hydrants. In 1920, John Jordan, owner of the Pine Inn, donated the shed which housed McDonald's Dairy on 6th. between San Carlos and Dolores to store the fire company's Mack pumper. In 1935 a bond issue was passed by the residents of Carmel for a new fire house. The bond was for \$12,000, with a pledge from the W.P.A. for an additional \$9,046 for the new building. The building, and its 1974 engine bay addition, is still in operation as Carmel's fire house.*

*Local architect Milton Latham designed the utilitarian building in keeping with Carmel's building tradition of employing native materials, creative and eclectic design, with a high standard of craftsmanship. Local contractor M.J. Murphy worked with W.P.A. building supervisor Bernard Rountree on the project. Stone masons, Joseph Martin, Walter Barfield & Joe Lopez did the Carmel stone veneer. Carmel's most noted metalsmith, Francis Whitaker, fabricated the engine bay doors, and the interior hand rails. Begun in September 1936, the station was opened in June of 1937.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP9 - Public Utility Building*

*HP35 - CCC/WPA property*

B12. References:

*Carmel bldg. records, Planning Dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz 1980*

*Sanborn fire insurance map of Carmel 1930-1962*

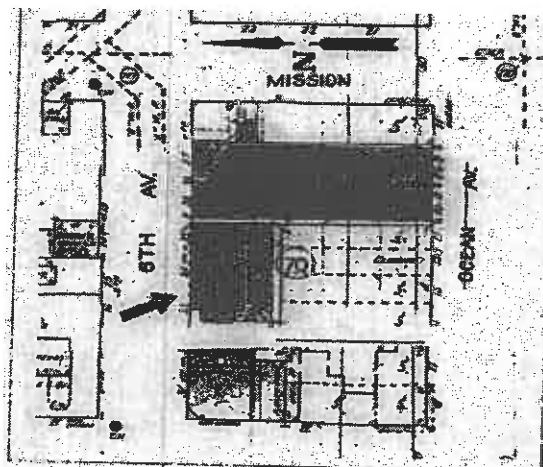
B13. Remarks: *Zoning C-1-C  
CHCS (BCS/AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/25/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Name of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Carmel Fire Station

Date 4/25/2002

☒ Continuation ☐ Update

*B10. The Carmel Fire Station projects a distinct and individual expression of community commitment not only to life safety in the community, but to the visual design character of Carmel as a whole. The building clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of government, civic and social institutions, and architectural development.*

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) Reardon Bldg.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NW Cr. Ocean & Mission (Blk. 70, Lot 2)

Parcel No. 010-133-001

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed, Spanish Eclectic style commercial building, rectangular in plan, with a corner tower, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The hipped roof is covered with Mission tiles which slightly overhang the eaves with decorative wooden brackets below. There is a polygonal corner tower at Ocean & Mission, reflecting the shape of a period milk bottle, and capped by a low-pitched conical roof covered in Mission tile. Fenestration is irregular, with paired multi-paned outward opening industrial steel casement windows along the second floor, and a series of large, wide arched plate glass display windows along the first floor, from the Ocean Ave. elevation to about halfway along the Mission St. elevation, where a door at street level leads to the upper offices. This feature is capped by a slightly projecting 2nd floor balcony with wrought iron railing. The doorway has been altered slightly by the addition of colorful Portuguese tiles on either side of the entry in 1953. The original first floor windows, toward 6th Ave., were altered at that time, and again in a remodeling by noted area architect Francis Palms in 1955. The original main entry, below an angled cut at the corner of Ocean & Mission, is still in place, with its original decorative iron lantern above. The Ocean street elevation has been altered by the closure of a 2nd story entry door at the west side of the building, and the opening of one of the arched windows as a doorway.

1b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3004-.

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☐ Historic ☐ Both

1932 Carmel bldg. records

P7. Owner and Address

Philip M. Coniglio Sr.  
26048 Atherton Dr.  
Carmel, CA 93923

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/20/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2002

i. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) *Reardon Bldg.*

B1. Historic Name: *Carmel Dairy*

B2. Common Name: *Mediterranean Market*

B3. Original Use: *dairy plant/soda fountain*

B4. Present Use: *retail sales*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1932 (Cbp # 7568); 2nd story interior remodel 1941 (Cbp #820); New entry door and window changes on Mission side 1953 (Cbp # 2702); 2nd window & door change on Mission 1955 (Cbp #820); Front arched window changed to door, door opening closed and hex window put in along Ocean 1996 (Cbp # 96-05)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Guy O. Koepp 1932, Francis Palms 1955*

b. Builder: *A.C. Stoney*

B10. Significance: Theme: *Economic Development, Gov't., Civic & Area: Carmel-by-the-Sea*

Period of Significance: *1903-1940 Property Type: commercial bldg.*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Reardon Bldg. is significant under California Register criterion 1, in the area of Architecture as an excellent and early expression in Carmel of inventive commercial design for advertising and marketing. It is also significant as one of the key anchor buildings marking the gateway entry to Carmel's Downtown Historic District.

The Reardon Bldg. was named for the property owner, Thomas B. Reardon, Carmel's pioneer plumber, who arrived in 1906. Reardon was active in all phases of community life. He was a member of the Arts & Crafts Club, and the Forest Theater Society, where he performed in a number of plays, including the 1915 Serra Pageant. He was a founding member of the Manzanita Club, served on the 1915 Citizens Fire Protection Committee, and was one of the original members of the volunteer fire brigade. Reardon served on the City Council in 1919-1924, and was a founder of the Carmel Savings & Loan Assoc. in 1922. He was also a partner with Robert Leidig in a service station at the NE Cr. of 6th & San Carlos.

The Reardon estate hired local architect Guy O. Koepp to design the building bearing his name, for Carmel Dairy owner Earl Graft. Graft in turn hired the gifted artist Jo Mora to decorate the new enterprise. A Carlyle Stoney was to be the contractor. On June 17, 1932 the *Carmel Pine Cone* noted that "Jo Mora, Guy Koepp and the latest apparatus for delivering milk to the public, have combined to make the new home of the Carmel Dairy at Ocean and Mission probably the most unique institution of its kind in existence...from an artistic standpoint I doubt if it has an equal anywhere!" Koepp's incorporation of a milk bottle shaped tower as the exterior focal point of his otherwise Spanish Eclectic style commercial building, as noted in another early assessment of the structure's aesthetic, "raised the humble bottle of milk to a pedestal of artistry."

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., Carmel City Hall  
Carmel Historic Context Statement 1997*

*Garrott, Hal, "Where Art and Hygiene Meet", Carmel Pine Cone  
6/17/32, p.4.*

*Hale, Sharron, A Tribute to Yesterday Valley Publishers: Santa  
Cruz, 1980.*

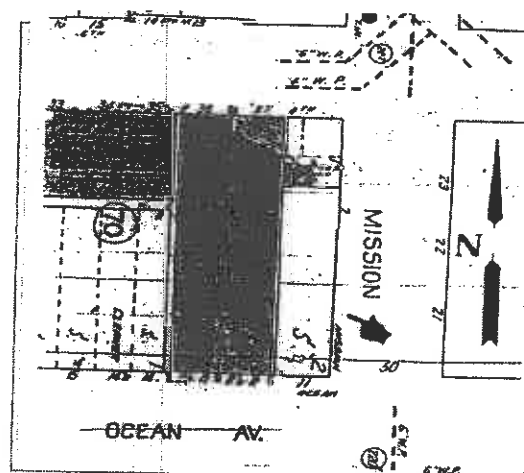
B13. Remarks: *Zoning C-1-C  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





## CONTINUATION SHEET

je of Resource Name or #: (Assigned by recorder) Reardon Bldg.  
Recorded by: Kent L. Seavey Date 1/20/2002 ☐ Continuation ☐ Update

P3. An earth-toned tile facing, added in 1953 runs around the base of the building. Several exterior light fixtures of Spanish design were added to the exterior of the building at that time as well. These changes have not compromised the original character of the building. It continues to play an important role as one of the two towered commercial buildings at the corner of Ocean & Mission that anchor the entry into Carmel's Downtown Historic District. The Reardon Building fronts Ocean Ave. and its heavily planted median divider on the south, and faces Devendorf Park to the east along Mission Ave., at the eastern edge of the village's urban core.

B10. Architect Koepp's generous arcaded display windows are in keeping with the Spanish Eclectic form of the building. Jo Mora's contribution to the overall decorative scheme was a series of three interior murals above the soda fountain, along the west wall of the interior, (no longer present). The artist, sculptor, illustrator and cartoonist showed animal figures in human dress, many recognizable as local Carmel residents, participating in the production and distribution of milk. Mora's characterizations also appeared on the fountain menus, and the milk bottles themselves. All that remains of Mora's work is an original Carmel Dairy sign, painted on the exterior of the building along Mission St., which was designated an historical resource by the City of Carmel in 1996.

The comprehensive nature of the building design, interior and product decoration says a great deal about the seamless transfer of the creative and independent character of Carmel to its commercial promotion, even in the heart of the Great Depression.

The Carmel Dairy went out of business at the end of WWII, and the property was leased as a luncheon style soda fountain for several years. In 1953, Mr. Joe Bileci moved his popular Mediterranean Market into the space which it occupied under the Belici and the Coniglio family's ownership until recently. Between 1953 and 1955 Mr. Bileci added the exterior tile and lighting, and hired architect Francis Palms to remodel the rear of the shop, along Mission Street. Palms, for many years the preservation architect for the Monterey History and Art Association, was careful to maintain the historic character of the building in his sensitive remodel.

Architect Guy O. Koepp designed a number of residences and commercial buildings in Carmel from the early 1920s into the 1930s, including the Manzanita Clubhouse, Allen Knight Hse., Webb Hse, among others. Mr. Koepp moved to Los Angeles during WWII and died in Beverly Hills in 1959.

Mr. A Carlyle Stoney was a local contractor. Born in Beaver City, Utah in 1890. Trained as a mining engineer, Mr. Stoney worked a number of years for the Bingham Copper interests before relocating to Carmel in 1917 with his family. Stoney and four brothers worked for M.J.

phy until 1925, when they established their own contracting & building company. During WWII A.C. worked as a purchasing agent for Henry J. Kaiser shipyards in Richmond, California. He died on a fishing trip to Utah in 1949.

chitect Francis Palms was born in Detroit, Michigan in 1910. He was educated at Williams College in Williamstown, Mass., and at the Univ. of Michigan, where he recieved his BA in architecture in 1933. He spent part of 1934 in Belgium and Germany researching apartment complexes under architect Oscar Pixis of Munich. He returned to the U.S. and worked variously in New York, Washington, DC, then opened his own office in Falls Church, VA. During WWII he worked for the War Production Board, then served as a Naval officer. He moved his practice to Monterey in 1952. Between that time and his death in 1995, he had executed 134 projects on the Monterey Peninsula. As preservation officer for the Monterey History and Art Assoc., he worked on Colton Hall, the French Consulate, the House of the Four Winds, and restored the Osio Rodriguez Adobe.

### Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

(View toward ). Photo No: 3005-

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

LS: 501

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

Goold Building

P1. Other Identifier: *Goold Building*

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

E

c. Address:

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*N.E. Corner of Ocean and San Carlos  
(Block 70 Lots 8 & 9 + W pt. 10)*

Parcel No. *10-133-5*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story concrete rectangular commercial building that is Spanish Colonial Revival in style. Actually, the entire western end of Block 70 is two buildings joined by a skylighted stairwell enclosed by a wrought iron Spanish style gate. The section of the building facing Ocean Avenue was designed by Architect Guy Koep and built by M. J. Murphy in 1935. A Spanish tiled hipped roof with overhanging eaves forms a Monterey style balcony that wraps around the corner and is supported by curved wooden corbels. The balcony is supported by 8" x 8" x 8-foot posts with 1" x 1" square balusters. The first floor show windows are large fixed pane glass with 1" x 12" horizontal inlaid brown painted redwood faux lintels above. A recessed entrance with a molded pediment and iron light fixture articulates the S.W. corner of the building. The stairwell to the upper shops (originally apartments) has inlaid Moorish tile patterns on the risers and leads to a second story courtyard with overhanging eaves shielding French-style doors. The upper floor windows are multi pane fixed casement types set deep into the concrete walls. The Monterey style balcony has multi pane casement windows on the west elevation and three multi pane French doors on the south elevation. A scalloped cornice springing from inset corbels defines the south elevation and denotes the separation between the ground floor shop and the second story apartment (office) above. (See Continuation Sheet)*

P3b. Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial Building*

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*Looking N.E. at west and south elevations. 2/3/03  
(View toward northeast). Photo No: 71027-5,*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1935 Carmel Building Files*

P7. Owner and Address

*George R. Walker Trust  
P.O. Box LAW  
Monterey, CA 93942*

P8. Recorded by: (Name, address, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922*

P9. Date Recorded: *2/3/2003*

P10. Survey Type: (Describe)

*HRI Carmel 2001-2002*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Significant Building Survey 1978*

*Carmel Historic Survey 1989-1997*

Attachments

☐ NONE

☒ Continuation Sheet

☐ Location Map

☒ Building, Structure, and Object Record

☐ Sketch Map

☐ Archaeological Record

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Linear Feature Record

☐ Artifact Record

☐ Mining Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

551/5D1

Resource Name or #: (Assigned by recorder)

Goold Building

B1. Historic Name: *Goold Building*

B2. Common Name:

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Spanish Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #2670 (May 1935) Two story commercial and residential Owner: C. H. Goold; Contractor: M. J. Murphy Architect: Guy Koep (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. 1988 - A second story addition was added to the north end of the building mimicking the details of the original 1935 design.

B9a. Architect: *Guy O. Koep*

b. Builder: *M. J. Murphy*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940*

Property Type: *Commercial*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Goold Building qualifies under Criteria #3 as a significant example of the Spanish Colonial Revival and Monterey Colonial styles being combined at the central crossroads of San Carlos and Ocean Avenues in downtown Carmel. The recessed corner entrance and deep set display windows of the ground floor along with the white concrete walls are indicative of the Spanish designs by Blaine and Olson in the Kocher Building (1927), El Paseo (1927) and La Ribera (1929) the Cypress Inn. The overhanging southwest corner balcony on extended curved "Vega" type beams is derived from the Larkin House (1834) in Monterey, and was a design trademark of builder M. J. Murphy. Low arches springing from faux wooden corbels articulate the upstairs apartment (now offices) from the first floor commercial shops. The pattern is found on the south and west elevations, and was utilized again on the northern addition in 1988. The Spanish Colonial Revival Style dominated the commercial design of Carmel-by-the-Sea from 1925 to 1935. The style was featured in Santa Barbara and was the style for homes built in Pebble Beach under the control of Samuel F. B. Morse. The Goold family was integral with the commercial development of downtown Carmel.

CHARLES O GOOLD

Charles O. Goold was among the most progressive leaders in the city council of Carmel-by-the-Sea and was always interesting as a pioneer of the sort who contributed something definite in assisting California to emerge from her pioneer state. Goold was born on a farm in Henry County, Illinois on November 28, 1871, the son of Horace and Hannah (Gard) (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*HP-2 Upstairs Apartment*

B12. References:

1. "Carmel's Newest Store," *Monterey County Herald*, July 11, 1935
2. "Historic Carmel Building Damaged by Spectacular Fire," *Carmel Pine Cone*, July 31, 1931

(See Continuation Sheet)

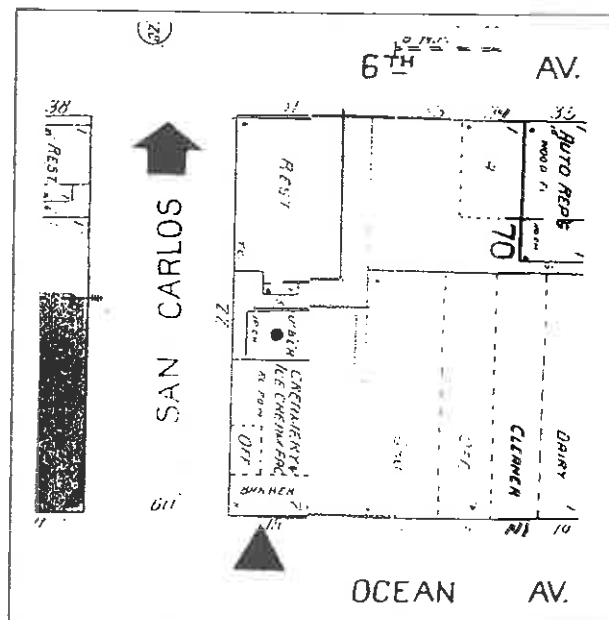
B13. Remarks: *Zoning: C-1*

*C.H.C.S 1996-97 AD, ED, HD*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *2/3/2003*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Goold Building

Recorded by: Richard N. Janick

Date 2/3/2003

☒ Continuation ☐ Update

B 6. Construction History (Continued from Page 2)

2. 1988. Second story addition mimicking details of original design added to one story commercial building.

B 12. References (Continued from Page 2)

3. Hale, Sharon, "A Tribute to Yesterday," Valley Press. Charles Goold and Mary Machado, pgs. 12-15
4. Tober, Jackie, Carmel Historic Survey 1993, Research Form

B 10. Significance (Continued from Page 2)

Goold, the former a native of Vermont and the latter of Ohio. Charles Goold was married to Miss Mary Machado, a native of the Carmel Mission. They had two children, a son Kenneth who was graduated from Monterey Union high school in 1924, and a daughter Irene. Interested in politics and recognizing the duties and obligations as well as the privileges of citizenship, Charles was always ready to do his part for the public welfare. He was elected city trustee of Carmel in April 1924 and made commissioner of streets. He was public-spirited to a high degree, and second to no one in his hearty support of whatever might prove to be best for Carmel.

The original spacious upstairs apartment was inhabited by members of the Goold family for many years. The rooms were turned into offices in the 1970s and a portion was the home of the Pine Cone until recently.

In the later 1980s a second story addition was added on the north end of the Goold building that purposely mimicked the Spanish details of the 1935 structure. The Goold Building meets the criteria under architectural, economic, and historical development as set forth in the *Historic Context Statement* (1997)

P3. Description (Continued from Page 1)

In 1988, a second story was added to a one story rectangular addition on the north end of the lot. The details were purposely created to mimic the original building on the south, creating a continuous design. The recessed door at the corner, a north facing covered stairwell with Moorish tile risers and wrought iron gate, and a Monterey style balcony only on the west elevation are the details taken directly from the earlier building.



Description of Photo: (View, date, accession #)

Looking NE at the S/facing facade, ca, 1938, # 71-01, Pat Hathaway, Historical California Views, Monterey

**PRIMARY RECORD**

Primary #	
HRI #	
Trinomial	
NRHP Status Code	5S1/5D1
Other Listings	
Review Code	
Reviewer	
Date	

Page      of      Resource Name or #: (Assigned by recorder) Carmel Development Co. Bldg.

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted      a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad      Date      T      ; R      ; 1/4 of      1/4 of Sec      ; B.M.     

c. Address: City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources)      mE/      mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW Cr. San Carlos & Ocean (Blk 71, Lots 2, 3 & pt of 1)

Parcel No. 010-134-011

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, concrete block commercial bldg., square in plan, resting on a concrete foundation. The exterior wall cladding is a hollow-core concrete block, faced as rusticated stone. The building is characterized by three enframed window walls, w/ a ribbon band of smaller fixed transom lights running the full width of the building front, over three separate store fronts, w/ large, plate glass show windows and recessed central entries. Decoration is limited to a narrow, continuous molded trim above the show windows, which exhibits a slight return on the east side elevation of the building, and slightly raised, cement stucco-clad bases below the windows. A plain concrete block parapet wraps the perimeter of the building just above the roof line. The roof is covered w/ tar & gravel. The base of the Carmel Drug Store, the oldest remaining business in the block, was faced w/ black marble panels in the early 1920s. Three new windows were cut into the east side-elevation in 1989. The transom windows are still visible below the Carmel Drug Store sign board, while the eastern two shops have added cloth awnings over these features. The building fronts the sidewalks along San Carlos & Ocean, partially screened by street trees along San Carlos.

**b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward     ). Photo No: 3006-

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1902-1903 Monterey Co. Assessor's records

**P7. Owner and Address**

Theodore R. Leidig, et. al. Trust  
P.O. Box 221634  
Carmel, CA 93922

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 2/17/2003

**P10. Survey Type:** (Describe)

Carmel Historic Resource Inventory - 2001

**Report Citation:** (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

**Attachments**

- |                                       |   |   |  |  |
|---------------------------------------|---|---|--|--|
| <input type="checkbox"/> NONE         | <input type="checkbox"/> Continuation Sheet                     | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                  | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder)

Carmel Development Co. Bldg.

B1. Historic Name: Carmel Realty Co. Bldg.

B2. Common Name: Carmel Development Co., T.A. Work Co., Poebles Grocery

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: commercial -enframed window wall

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1902-1903 (Mo. Co. Assessor's records); add. to rear 1922 (CBP# 468); build shed, rear of lot 1, 1928 (CBP# 1974); build storage shed, pt of lot 3 (CBP# 1984); remodel, pt of lot 1 1931 (CBP#2388); demo structures in rear (north) of lots 1,2,3 1957 (CBP# 3013); remodel & reroof lot 1, 1988 (CBP# 88-280); Interior remodel 1996 (CBP# 96-4);

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Arch. & Econ. Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: commercial

Applicable Criteria: CR 1,

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Carmel Development Co. Bldg. is significant under California Register criterion 1, in the area of history as the first and oldest commercial business block in Carmel by-the-Sea. It is significant under criterion 3, in the area of architecture for its method of construction, as the first "fireproof" concrete block building in Carmel.

Constructed in 1902-1903, the three bay commercial block originally housed the Carmel Development Co. of Frank Powers & Franklin Devendorf, the T.A. Work Hardware Store, and the Poebles Grocery, lined up from west to east, respectively. The grocery store continued in that capacity until 1973, under at least three separate ownerships. The middle shop housed at least three hardware stores, over time, and the shop at the west end is the oldest drug store in Carmel. Originally called the Palace Drug Store, the Carmel Drug Store has operated under that name since 1910, and still maintains its historic interior, much as it looked in the 1920s.

The building housing the three business spaces is constructed of hollow core cement block, w/a "rock face whole block pattern" in a running bond. It may have been fabricated w/a Wizard Face Down Concrete Block Machine, sold by the Sears Roebuck & Co. prior to 1910 for \$42.50. It was probably the same machine used by hardware store owner T.A. Work to build his own commercial block, on the north side of Lighthouse Ave., between Grand and Forest Aves. in Pacific Grove, between 1905 & 1906. The "Fireproof" building presented three identical shop fronts to the street, large plate glass affairs w/recessed central entries, tied together by a continuous ribbon of small, fixed transom lights, above the bays. Artie Bowen has been identified as one of the original builders. The original signage was gold lettered on the plate glass, at the same viewing level for each storefront (see photo cont. sheet). According to available historic photographs, cloth awnings and their mechanical apparatus appeared on the building in the early 1920s, to shade the display windows from the direct southern afternoon light. Cloth awnings are present today.

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Hale, Sharron, *A Tribute to Yesterday*, Valley Pub: Santa Cruz, 1980

Sanborn insurance maps of Carmel, 1910, 1924, 1930-69

Sunset Telephone Co. Directory for Carmel, 1906

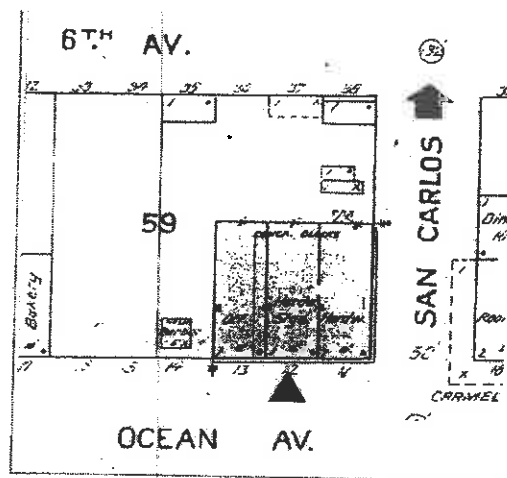
B13. Remarks: Zoning C-1-C  
CHCS (AD/ED)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 2/17/2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Carmel Development Co. Bldg.

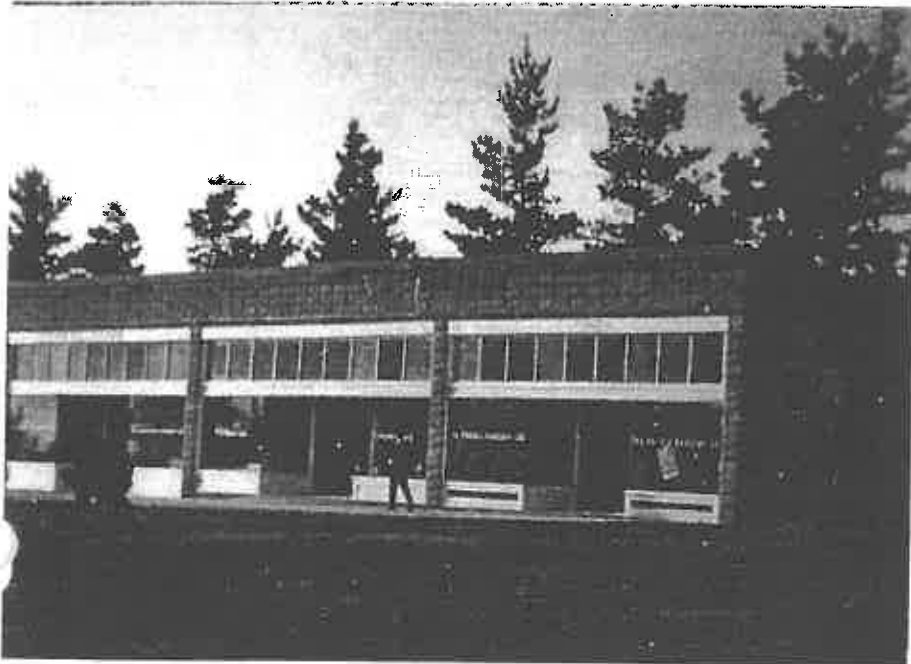
Date 2/17/2003

☐ Continuation ☐ Update

B6. three display windows added along San Carlos St. elevation 1996 (Cbp #96-20)

B10. The most noticeable change in the original building are three fixed display windows, cut into the east side elevation in 1989, and the replacement of the veneering of the storefront bases w/black marble panels on the Carmel Drug Store, cobblestone in the middle bay, and wood paneling on the Dansk storefront. Otherwise, the building looks much as it did when constructed in 1902-1903. The Carmel Drug Store on the west has maintained its current facade, signage and interior since the 1920s, including the oldest example of exterior electric lighting in Carmel, acquiring historic significance in its own right as the oldest pharmacy in Carmel operating out of its original location. This listing only includes the original footprint of the 1902-1903 concrete block building. The Carmel Development Co. Building is a very significant structure in Carmel's downtown commercial core. It qualifies for inclusion in the historic survey under California Register criterion 1 in the area of history, due to its age, association with the founders of the community, and its importance to the economic development of early Carmel. It also qualifies under criterion 3 in the area of architecture, due to its unusual method of construction. The Carmel Development Co. Building clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

(View toward ). Photo No: 3007-



**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Looking NE at the w/side-elev, and south

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder)

Bernard Wetzel Building

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 E of Dolores, N/side Ocean (Blk 71 S/pt. Lot 6)

Parcel No. 010-134-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, concrete block Spanish Eclectic style commercial building, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The roof form has a low-pitched, side-gable roof at the front (south) elevation, dropping to a flat-roof w/ simple parapets toward the rear. The side-gabled portion is capped along the front roof plane w/red Mission tile, along the rear w/composition shingle, and on the flat portion w/tar & gravel. There is a single, interior chimney, located about one-third of the way along the west side-elevation. A ceramic chimney cap is slightly visible from the street. The South facing facade is characterized by a deeply recessed round arched entry on the East side, and a large, square fixed multi-paned window on the west side of the entry. There is A full-width, shed-roofed door hood, covered in wood shingle, and supported by three nicely detailed curvilinear wrought iron brackets. Above this feature are two small, square recessed windows, one on each side of the building, and both covered by simple wrought iron grilles. A wooden sign with the words BIB'N TUCKER Children's Clothes appears between the two windows. There is a partial-width red brick wall along the west side-elevation, that supports a flat-roofed pass through to an passageway leading from Ocean Ave. to 6th Avenue. The shop fronts the sidewalk behind a mature street tree along Ocean Avenue.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 5017-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1916/1928; Hale/ Carmel bldg. records

P7. Owner and Address

Ernest & Willa Aylalan  
P.O. Box 248  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

J. Report Citation: (Cite survey report and other sources, or enter "none")

Significant building Survey of Carmel, 1979 Carmel-by-the-Sea Survey, 1989-1996

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Bernard Wetzel Building*

B1. Historic Name: *Arne's Barber Shop & Walker Shoeshine*

B2. Common Name: *Bib'n Tucker Children's Clothes (previously, Merle's Treasure Chest)*

B3. Original Use: *barber shop and shoeshine*

B4. Present Use: *commercial shop*

B5. Architectural Style: *Spanish Eclectic Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Originally constructed prior to 1916 (Slevin photos); moved from Lot #5 to Lot#6 1923 to make room for new Bank of Carmel (CBP#584); some modification and rehab 1923 (CBP#586); interior remodel 1924 (CBP# 726); remodeled to current appearance 1928 (CBP#2044); interior remodel 1940 (CBP#750)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: 1923

Original Location: *Blk 71 Lot 5*

B8. Related Features:

B9a. Architect: *designer/Frederick Bigland (1928)*

b. Builder: *Frederick Bigland (1928)*

B10. Significance: Theme: *Architectural & Economic Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1916/1928*

Property Type: *1-3 story commercial*

Applicable Criteria: *CR 1,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Wetzel Bldg. is significant under California Register criteria 1, in the area of history as the site of Courtland J. Arne's barber shop, where in October 1916 fifty-four Carmel residents signed the incorporation petition that would result in establishing the City of Carmel-by-the-Sea. It is also significant under criteria 3, in the area of architecture as a good example of the Spanish Eclectic style, and the only known commercial building designed and constructed by noted Carmel designer-builder, Frederick Bigland. C.J. Arne was Carmel's first barber. His shop (a tent) was originally on Lot 5 of Blk 71. According to Sharron Hale, in early October of 1916, "everyone jammed all together like cattle" at Court Arne's barber shop to sign an incorporation petition. The list of names of the original signers can be found on page 81 of Hale's book, *A Tribute to Yesterday*. In 1923, property owner Bernard Wetzel moved the barber shop 10 feet west of its original location, to allow space for the new Bank of Carmel. Wetzel replaced Arne's tent with a board-and-batten building. Wetzel is best remembered as the co-owner of the Carmel Bakery, which replaced the Schweniger Bakery when the Schweniger's were killed in an automobile accident. Wetzel was also involved in Carmel real estate. The 1923 facility also housed the shoeshine stand of African-American Rutherford Hayes Walker, a native of Alabama who had come to the Monterey Peninsula in 1906 as a chef for the Centrella Hotel and Hotel Del Mar in Pacific Grove, before relocating to Carmel. In 1928 M.J. Hairs founded Merle's Treasure Chest in the building, which was redesigned at that time by noted Carmel contractor Frederick Bigland into a Spanish Eclectic style commercial building.

Frederick Bigland arrived in Carmel from England in the early 1920s, seeking relief from asthma. He brought with him the design and building techniques of the English Arts and Crafts tradition. His early work in Carmel reflected the English Tudor revival, some with the storybook detailing that Carmel was known for in that era. His own home, 2 SE of Santa fe on the SW side of Mtn. View, built in 1926 reflects this aesthetic.

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement, 1997*

*Carmel Pine Cone, 8/15/47, 3/11/49, 4/28/66, 10/3/91, p.7B*

*Hale, Sharron, A Tribute to Yesterday Valley Publishers: Santa Cruz, 1980*

*Smith, Joseph, Map of Carmel-By-The-Sea, ca. 1935*

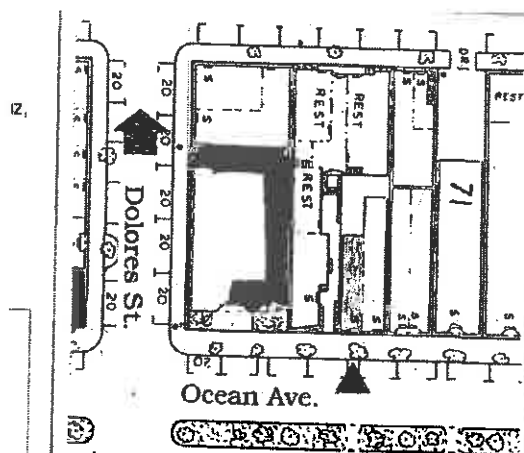
B13. Remarks: *Zoning C-1  
CHCS AD/ED*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

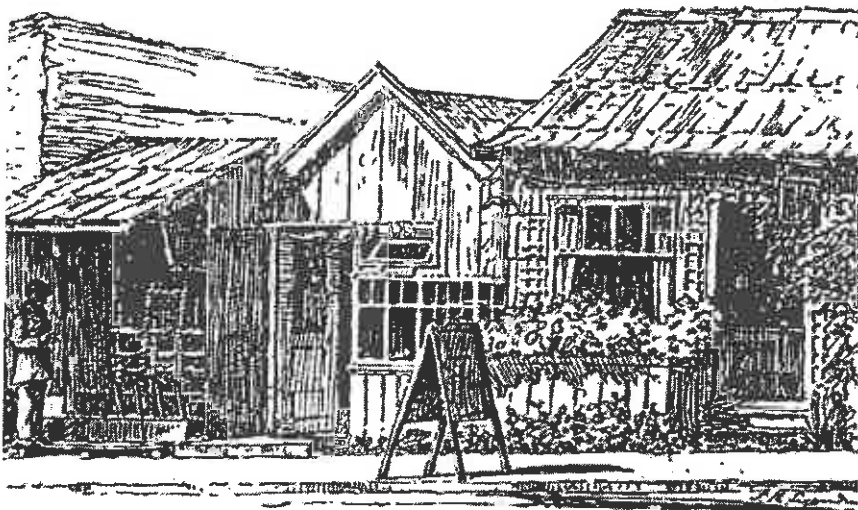
ge of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Bernard Wetzel Building

Date 9/7/2004

☐ Continuation ☐ Update

Supplemental Photograph or Drawing



A PART OF EARLY CARMEL

Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 5018- .

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (Assigned by recorder)

Bank of Carmel

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

E \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE Corner Ocean and Dolores

(Block 71 - South pts. 8 & 9)

Parcel No. 10-134-9

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story concrete rectangular building with projecting rectangular corner tower-like piers that frame the south and west elevations. The south elevation features a recessed doorway with the side show windows. The original doorway had side inset curved concrete walls topped with glass bricks that framed twin stainless steel doors and transoms windows above. Two incised bas relief art deco sculptures by Paul Whitman frame the door on the upper wall of the south facade. Originally, an Art Deco styled clock and the Bank of Carmel sign were centered over the doorway. The upper west elevation has the original high glass brick clerestory windows set in five evenly spaced rectangles of 30, breaking six across in five vertical bands. The corner towers have twin rows of five vertical bands. The lower elevation was altered in the early 70's with inset show windows leading to commercial shops, some with sliding glass doors. The roof is a low gabled truss system that is hidden from view by a continuous horizontal parapet. The essential Art Deco elements remain on the upper elevations.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
Looking NE at W side elev., 12/18/02, #37967-1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1938 Carmel Building Files

P7. Owner and Address

Paul & Irving Laub Trust

P.O. Box W

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 11/30/2002

P10. Survey Type: (Describe)

HRI Carmel 2001-02

P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 4

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

Bank of Carmel

B1. Historic Name: *Bank of Carmel*

B2. Common Name: *Paradise Building*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Art Deco - Moderne*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #425 (Aug. 24, 1938) Reinforced concrete foundation and basement. Owner: Bank of Carmel; Contractor: W. P. Sweeney (Cost: \$6185)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *C. J. Ryland*

b. Builder: *W. A. Sweeney*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1945* Property Type: *C-1*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Bank of Carmel qualifies under Criteria #3 of the California Register as significant because: 1. It is the only 1930s Art Deco Style building in Carmel-by-the-Sea; 2. It was designed by C. J. Ryland, who also designed the original Sunset Auditorium; 3. The bas relief carvings depicting Junipero Serra by artist Paul Whitman are still intact. The building served as a commercial bank from 1938 until 1972 when it was converted into a series of commercial shops. The original south facing entrance and west elevation have been altered, but could be restored to their original appearance. The original bank was founded by Barnet Siegel, prominent financier and philanthropist, and T. A. Work.

C. J. Ryland was born in 1893 in Stockton, CA. He was a resident of Carmel for almost 50 years. His office was in Monterey where he built the City Hall and Library. He was both an architect and engineer whose work extended to Santa Cruz, San Jose and Oakland.

Paul Whitman was an accomplished and versatile artist who played an active role in the arts community of the Monterey Peninsula for 24 years. A founding member of the Carmel Art Association, Whitman worked in a wide variety of media that included etching, charcoal drawing, watercolor, oil, lithography, and sculpture. Whitman was born in Denver, CO in 1897, although his family later settled in St. Louis, MO. At a young age Whitman became interested in art and took up drawing in his teens. He attended an East Coast preparatory school, intending to continue his education at Yale University. However, with the entry of the United States into World War I, he set aside his plans in order to join the armed forces in Europe. Upon his return to civilian life in 1921, Whitman joined his stepfather's insurance business in St. Louis. Later that year he married Anita

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. *Carmel Building Records, Planning Department, City Hall*
2. *Carmel Historic Context Statement (1997)*
3. "Then and Now," *Monterey Peninsula Herald*, March 15, 1998, "The Bank of Carmel"

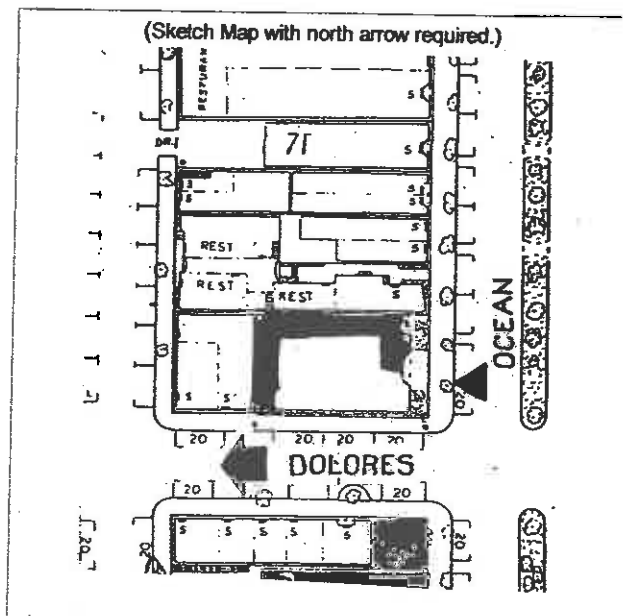
(See Continuation Sheet)

B13. Remarks: *Zoning: C-1 CHCS AD/FD*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *11/30/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Bank of Carmel

Recorded by: Richard N. Janick

Date 11/30/2002

☒ Continuation ☐ Update

B 6. Construction History (Continued from Page 2)

2. Permit #435 (Sept. 20, 1938) Build two-story (concrete) bank building. Architect: C. J. Ryland; Contractor: W. P. Sweeney (Cost: \$28,815) Incised sculptural decoration: Paul Whitman. Original plans in file.
3. Permit #3526 (1960s) - Remodel interior partitions. Owner: Crocker-Anglo National Bank Architect: W. E. Ricker; Contractor: Joseph Frantessa (\$33,000)
4. Permit #70-33 (Feb. 18, 1970) - New flooring, windows, cases, roofing, lighting, painting (\$60,000) Contractor: Comstock & Assoc.; Owner: Crocker Citizens Bank
5. Permit #72-131 (July 10, 1972) - Remodel Bank into shops and retail outlets (\$50,000) Owner: Laub Overseas Corp.; Contractor: Ral Curran
6. Permit #73-7 (Jan. 9, 1973) - Remodel Basement (\$6,000); Permit #73-112 (July 26, 1973) - Sprinkler system (\$5,000) Owner: Paul Laub; Contractor: T. Swenton
7. Permit #74-193 (Nov. 1, 1974) - Install balcony to connect front and rear mezzanines (\$2,000) Owner: Contractor: Paul Laub
8. Permit #82-111 (July 19, 1982) - Cut concrete to make new entrance doorway (\$6,000) Contractor: Monterey Bay Concrete
9. Permit #83-63 (May 16, 1983) - Install skylight (\$5,000) Owner: Paul Laub; Contractor: Evans Construction
10. Permit #86-128 (June 17, 1986) - Remodel interior staircase (\$2,000) Owner: Contractor: Paul Laub
11. Permit #96-41 (March 6, 1996) - Interior remodels (\$40,000) Owner: Paul Laub; Contractor: Ausonio Construction

B. 12. References (Continued from Page 2)

4. "Paul Whitman Artist," by Mary Murray
5. "What's Doing," Monterey Daily Herald (1930s)
6. "C. J. Ryland" Obituary, Contra Costa Times, January 1980

B. 10. Significance (Continued from Page 2)

Moll, and by 1928 their three children, Colden, Ann and Paul had been born. While several sketchbooks survive from Whitman's army days, during his twenties he had little time to devote to art. Despite this, his interest in being an artist persisted.

In 1926 Whitman made a major change in his life when, at the age of 29, he moved to Carmel to pursue his dream of becoming an artist. By the time Whitman arrived, the Monterey Peninsula was home to an unprecedented number of talent artists, including William Ritschel, E. Charlton Fortune, Armin Hansen, Gottardo Piazzoni, August Gay, Paul Dougherty, Francis McComas, Mary DeNeale Morgan, Charles Rollo Peters, and Percy Gray. Life on the Central Coast was relatively cheap, the climate mild, and its inhabitants tolerant toward artists. Monterey also offered the presence of the Hotel Del Monte, a noted venue for art exhibitions, where artists could sell works to the hotel's wealthy clientele. And most importantly, the area was famous for its breathtaking scenery, which drew visitors from around the world.

Shortly after his arrival in Carmel, Whitman began to study etching with Armin Hansen (1886-1957), a native San Franciscan who relocated to Monterey in 1918. Primarily a painter of maritime scenes, Hansen had taken up etching in 1910 during his studies in Europe. By 1926, he was widely recognized for his mastery of this art, winning medals in competitions of national and international scope. Hansen was a patient and highly regarded teacher known to encourage and inspire his many students without imposing rigid formulas.

Like Hansen, Whitman frequently depicted waterfront life in his etchings, as in *Monterey Waterfront* from 1928. However, this detailed depiction of rickety shacks perched unsteadily over the bay seems unlikely to have appealed to Hansen. While Hansen tended to focus on the human activity of the waterfront, Whitman gravitated toward intricate scenes of piers and wharves that challenged his considerable drawing skills. His images depict the wharf's buildings, their wooden pilings echoed in the water below, or skiffs hanging suspended from ropes and pulleys, poised above the waters of the bay. Unlike his teacher, whose etchings capture the bustle of wharf activity, Whitman's etchings evoke a mood of quiet reflection.

By 1928, Whitman was beginning to gain notice in the art world. He exhibited as a member of the California Society of Etchers and received prize from the International Society of Etchers for his piece *Linemen*. Whitman also began to work in watercolor, and in 1929 the Smithsonian Institution hosted an exhibition of his work that included both etchings and watercolors.

While a number of regional artists depicted the realities of urbanization that were a major factor of American life in the 1930s, others, like Whitman, concentrated on the rural landscape. No matter the subject, his watercolors have in common a lyrical stillness, as horses graze timeless landscapes, cypresses stand silent watch along the coast, and figures pause in contemplation. Again and again, Whitman found inspiration in three-shaded barns and scenes of farm life such as hay making and fieldwork

(See 2nd Continuation Sheet)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 4 of 4 Resource Name or #: (Assigned by recorder)

Bank of Carmel

Recorded by: Richard N. Janick

Date 11/30/2002

☒ Continuation ☐ Update

B. 10. Significance (Continued from Page 3)

Late in 1937, Whitman traveled to Guatemala. There, influenced by the glowing colors and bright sunlight, he created some of his strongest watercolors. His simple scenes of people going about their daily lives - getting a haircut, going to church, selling their wares - are vibrant and dynamic. In *Selling Hats, Guatemala*, 1938, a street seller holds a straw hat toward two men, a sea of similar hats lying at their feet. The hats and the men's white cotton trousers glow against the shadowed street beyond. Through Whitman's eyes, an ordinary street scene is transformed into an image of timeless beauty.

Prior to his Guatemalan trip, Whitman had collaborated with his friend Armin Hansen on a series of murals for the Hotel Del Monte. Painted on canvas, these murals were removed from the former hotel and are now in the collection of the Monterey Museum of Art. Whitman's interest in exploring new media also led him to work on a number of wooden sculptures, most of which now belong to members of his family. One public work consists of a pair of bas reliefs created for the imposing facade of the new Bank of Carmel building in the 1930s. Although now partially hidden by trees, the reliefs can still be seen on the front of the building located in Carmel at the corner of Ocean and Dolores.

Whitman's career, like that of many of his compatriots, was disrupted during the war years. From 1942 to 1945 Whitman served with the U.S. Army Corps of Engineers in San Francisco using his talents as an artist to help create effective camouflage. During this period, his work sometimes took him north to the rural area around Santa Rosa where he kept his hand in by painting some of the barns that dotted the countryside.

After the war Whitman returned thankfully to his art. It was during this later period that Whitman painted his finest watercolor, *Coast and Cypress*, 1946, an enormous and beautifully executed painting of cypresses, their twisted limbs framing a view of sea and sky. In the last years of his life, Whitman worked as a consultant to the State Department of Education and created a large oil painting for Abercrombie and Fitch. He also received commissions to illustrate two books, one by Pulitzer Prize winning author and fellow Pebble Beach resident, Martin Flavin. Whitman was working on the illustrations for another book when he died suddenly at the age of fifty-three.

The closely-knit arts community mourned Whitman's untimely death in 1950 and publicly memorialized him as an unselfconsciously endearing man with great heat and a strong interest in helping others. Whitman's paintings are held in many private collections, and, thanks to the interest of his family, his prints are included in the permanent collections of the Monterey Museum of Art, and the Fine Arts Museums of San Francisco. Additional works are held in the collections of Stanford University and the California State Library, Sacramento. Whitman and Hansen's murals were the focus of a 1974 exhibitions at Monterey Museum of Art, and, more recently, Whitman's prints were featured in a 1997 exhibition at the Carmel Art Association.



Looking North at South elevation,  
original entrance (1939)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1-5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Wilson Building*

P1. Other Identifier: *First City Hall*

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*N. W. corner Ocean and Dolores  
(Block 72 - East 1/2 of lot 1)*

Parcel No. *10-139-01*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

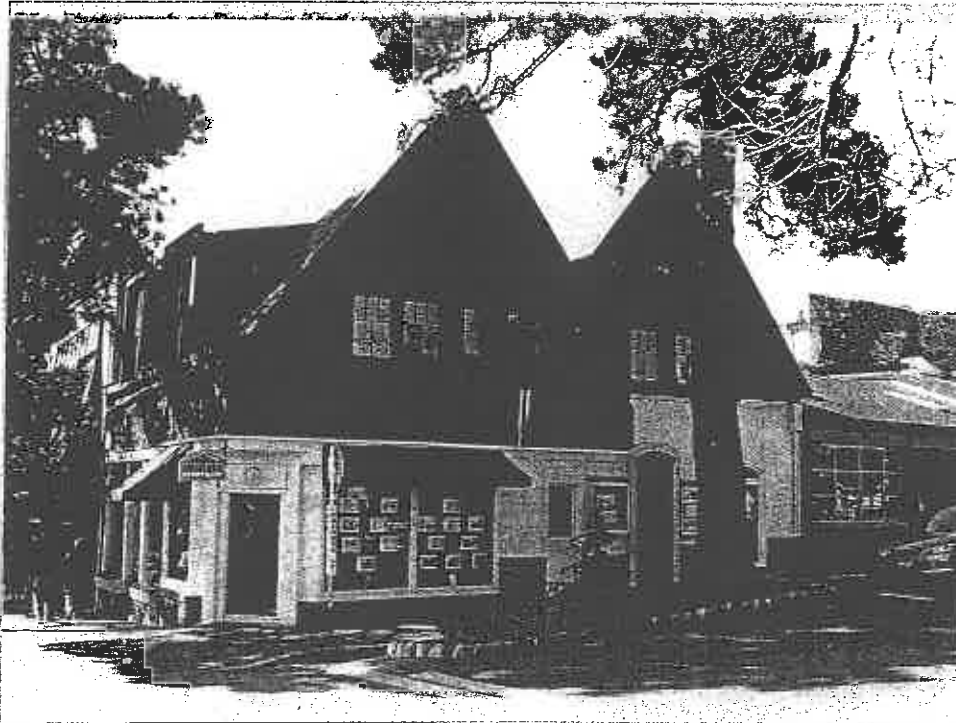
*A two-story rectangular wood frame building with a steep side gabled composite shingled roof and twin shed roof dormers projecting above the south elevation. The ground-floor has its original corner entrance. However, the horizontal flush wood cladding has been replaced with stucco. The upper south and east elevations are intact with horizontal 1" x 6" natural redwood siding. The east roof pediment has four 6 over 1 fixed pane ribbon windows framed by 1" x 6" molding and a "broken" lower cornice that extends to the south elevation below the twin dormers which have 4 over 1 sash windows.*

*The lower east elevation windows have been enlarged and a doorway added to the north. The south lower elevation on Ocean Avenue has large floor to ceiling display windows and a recessed door. A 1923 addition to the north of the Wilson Building is set back slightly with similar roof lines, siding, and ribbon windows and a single 6 over 2 fixed pane window at the top of the pediment. The lower east elevation of the addition has stucco siding, an arched doorway flanked by twin window boxes, and an arched transom show window. The stucco extends from the pavement to the sills of the three second floor 6 over 1 fixed pane ribboned windows. A low brick wainscoting extends around the elevations of both buildings.*

P3b. Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial Building*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)  
*Looking N.W. at East and South  
Elevations. 10/15/01, #80371-12A*

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

*1904 - Carmel Building Files*

P7. Owner and Address

*Robert L. Wolovsky Trust  
P.O. Box E-1  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922*

P9. Date Recorded: *11/30/2002*

P10. Survey Type: (Describe)

*HRI Carmel 2001-02*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel Historic Survey 1989-1997*

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1-5D1

Resource Name or #: (Assigned by recorder)

Wilson Building

B1. Historic Name: *First City Hall*

B2. Common Name: *Burchell House Building*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. No Permit (Building constructed in 1905 by Wilson Family) (Philip) Two-story steep gabled (1910 Sanborn Maps)  
(See Continuation Sheet)

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Wilson Family*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940* Property Type: *C-1*

Applicable Criteria: *CR #3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Wilson Building qualifies under Criteria #3 of the California Register as an example of the early (1905) Craftsman Style in Carmel applied to a commercial building and as Carmel-by-the-Sea's first City Hall (1916). It's location on the N.W. corner of Dolores and Ocean also anchors the most architectural and historic commercial corridor of the city from Ocean to 7th. The buildings on both sides of Dolores showcase designs by M. J. Murphy, Hugh Comstock, Earl Percy Parkes, C. J. Ryland, Thomas Morgan, Pedro Lemos, and the Bay Area firm of Blaine and Olson. The first city hall, post offices, commercial banks, art galleries, restaurants and Pine Cone offices were located in these buildings that express a variety of architectural styles ranging from two-story Western false front, Mission Revival, Spanish Revival, and Pueblo Revival to Fairy Tale, Craftsman and Art Deco.

Philip Wilson Jr.

Philip Wilson, Jr. was born in southwest Texas on a cattle ranch, but moved to Carmel in 1905 with his family. The Wilsons purchased a home opposite where Sunset School is now located, but later moved to Carmel Point where Phil Wilson, Sr. developed the Carmel Golf Course, the second course on the peninsula. A graduate of Monterey Union High School, Phil served overseas with the artillery in World War I. He came from a pioneer Carmel real estate family, and occupied the same office that his father had at the Northwest corner of Ocean and Dolores. Phil had extensive real estate holdings in Carmel and Carmel Valley, and owned, with his wife Marion, the White Oak Inn in the valley. He later served as mayor of Carmel. Philip Wilson's sister-in-law was Mary Norton Dummage who opened the first restaurant in Carmel across the street (S.W. corner of Dolores and Ocean) in 1903.  
(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. *Carmel Building Records, Planning Department, City Hall*
2. *Carmel Historic Context Statement (1997)*
3. *Sanborn Fire Maps 1910, 1924, 1930*

(See Continuation Page)

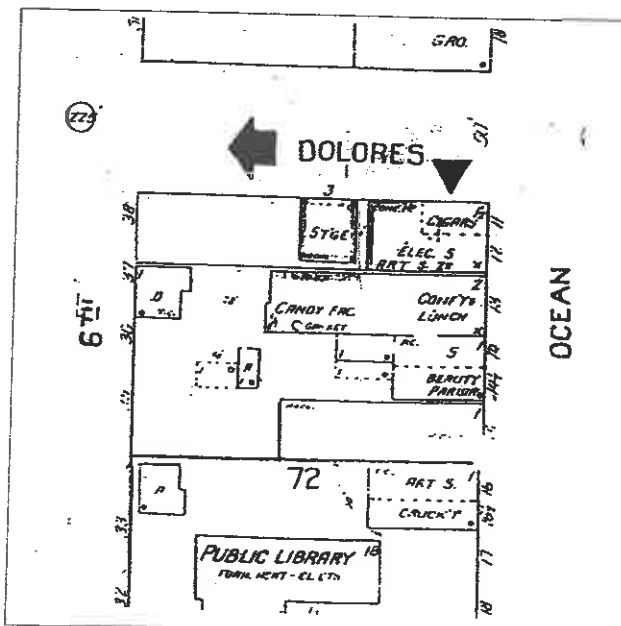
B13. Remarks: *Zoning:*

*AD/GD/ED CHCS 1996-97*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *11/30/2002*

(This space reserved for official comments.)





**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3      Resource Name or #: (Assigned by recorder)

Wilson Building

Recorded by: Richard N. Janick

Date 11/30/2002

☒ Continuation   ☐ Update

**B. 12. References** (Continued from Page 2)

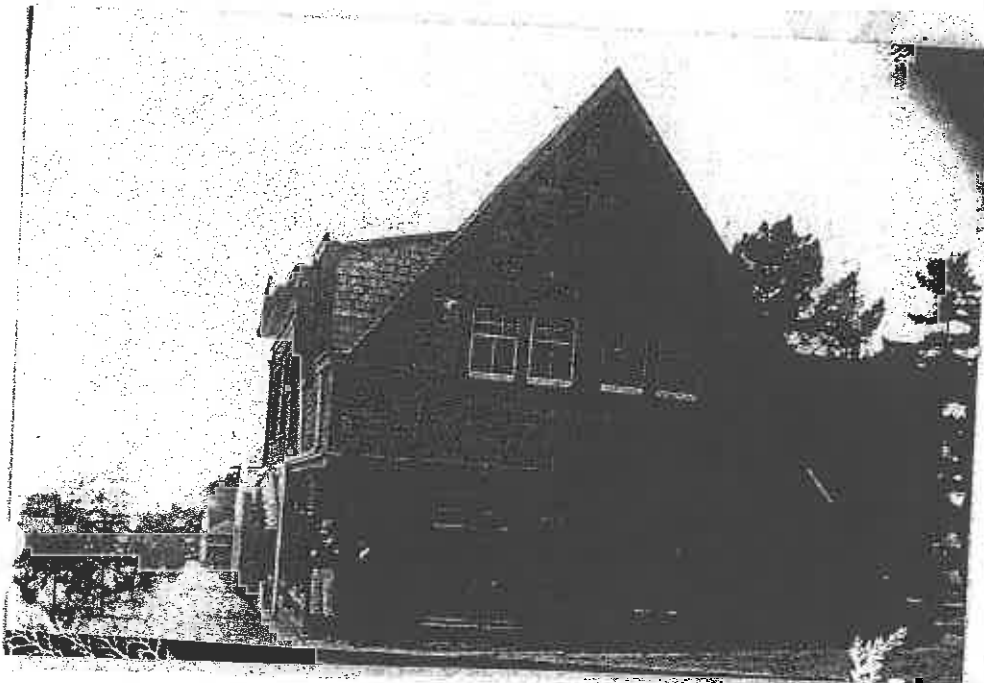
4. Hale, Sharon, A Tribute to Yesterday, Valley Press, Santa Cruz, 1980, pgs. 10, 57, 82, 85, 87
5. Salute to Philip Wilson, Jr. (Biography) Unknown Source
6. "Burchell House Grand Opening," Real Estate Section, Carmel Pine Cone, October 1, 1999, Pg. 7B
7. Interview: Gordon Campbell and Jean Rodriguez, Nov. 21, 1992

**B. 6. Construction History** (Continued from Page 2)

2. 1915 - No permit in file - Garage added to northeast portion of Lot 1
3. Permit #645 (August 1923) - Addition to building on Lot 2 - Gabled roof addition to garage (\$1,000) - Sanborn Map (1924) shows addition.
4. 1999 - Burchell House restored Wilson Building exterior (was first city hall in 1917). Carmel Pine Cone Real Estate Section, page 7B, October 1, 1999
5. Permit #01-95 (May 9, 2001) - Interior remodel (\$7,500) Contractor: Jerry Sitepanels

**B. 10. Significance** (Continued from Page 2)

The Wilson Building meets the criteria established in the Carmel Historic Context Statement 1996-97 under architectural, economic and governmental development.



Looking NW at the E/side elev., ca. 1910, #82-020-08,  
Pat Hathaway Historic California Views, Monterey



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 4

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder)

Fee Building

B1. Historic Name: Fee Building

B2. Common Name:

B3. Original Use: Commercial-Residential

B4. Present Use: Commercial-Residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #39 (October 25, 1935) construct 2-story concrete & stucco building (\$8000) Owner: William P. Fee;  
Architect/Contractor: M. J. Murphy (Plans in building files) (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: M. J. Murphy

b. Builder: M. J. Murphy

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940 Property Type: C-1

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Fee Building qualifies under California Register criteria #3 as an excellent example of the Spanish Colonial Revival Style designed by noted Carmel builder M. J. Murphy in downtown Carmel in 1936. The style became prominent in California in the 1920s with the rebuilding of downtown Santa Barbara by George Washington Smith and Carlton Winslow Sr. after a disastrous earthquake. Samuel F. B. Morse dictated the style for houses built in Pebble Beach, and the style was used prominently in downtown Carmel in the late 1920s, particularly on Dolores Street between Ocean and 7th, and on Ocean Avenue itself.

The style lent itself to seismic-building techniques involving reinforced concrete construction that suggested whitewashed masonry walls. Architects who perfected the style in Carmel were Blaine and Olsen of San Francisco, Guy Koepp Percy Parkes and C. J. Ryland of Carmel, and H. H. Winner of San Francisco. Deep set casement windows, arcaded elevations, tiled roofs, Moorish inlaid tiles, and particularly wrought iron window grills, railings and gates produced by local craftsman Fred Leppert and Frances Whitaker are typical design elements. M. J. Murphy utilized a variety of styles in his work and the Fee building is a testament to his absorbing the design elements of the Spanish Colonial Revival with great sophistication.

M. J. Murphy

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden, Utah, in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel."

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 - (Upstairs Apartment)

B12. References:

1. "Fee Building, Carmel, Nears Final Touches," Monterey Peninsula Herald, 1926
2. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980, p. 186

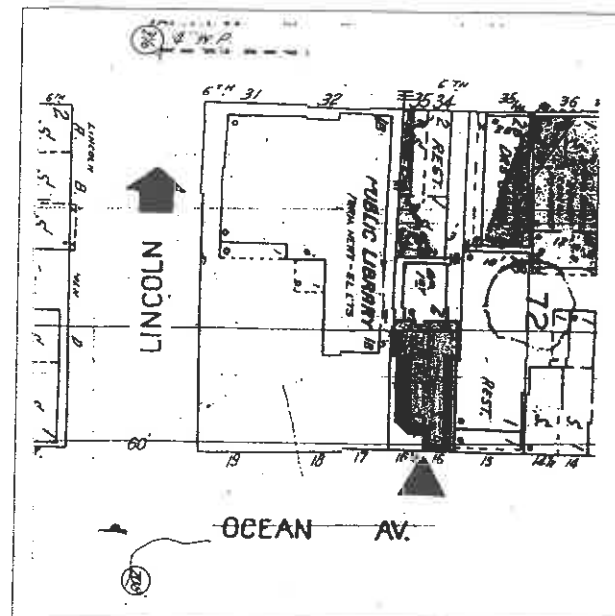
(See Continuation Sheet)

B13. Remarks: CHCS 1997  
Zoning AD/ED

B14. Evaluator: Richard N. Janick

Date of Evaluation: 2/21/2003

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Fee Building

Recorded by: Richard N. Janick

Date 2/21/2003

☒ Continuation ☐ Update

**B6. Construction History** (Continued from Page 2)

2. Permit #746 (November 15, 1940) Upstairs rear addition (\$750) Owner: Doris Fee; Architect: Robert Jones; Contractor: Day Labor (Plans in file)
3. Permit #1037 (February 23, 1944) Remodel Front (glass windows) (\$242) Contractor: Hugh Comstock
4. Permit #1093 (February 1945) Interior Remodel - Plumbing (\$250), Owner: Doris Fee; Contractor: Hugh Bowles
5. Permit #1690 (1948) Remodel Courtyard & Room (\$1000) Owner: Doris Fee; Contractor: Owner
6. Permit #3018 (March 8, 1957) Interior Partition (\$4000) Owner: Doris Fee; Contractor: J. B. Fratessa
7. Permit #3257 (October 1, 1958) Interior Remodel (Restaurant) (\$1600) Contractor: Jan Janigan; Architect: Ken Janigan
8. Permit #81-75 (April 10, 1981) Repair Stair Landing (\$1000) Owner: Doris Fee
9. Permit #89-63 (March 30, 1989) Interior Remodel (\$3500) Owner: Del Monte Realty; Contractor: Steve Babbista; Architect: Any Habitat
10. Permit #89-84 (May 3, 1989) Commercial Reroof Owner: Doris Fee

**B. 10 Significance** (Continued from Page 2)

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See Continuation Sheet Page 4)

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 4 Resource Name or #: (Assigned by recorder)

Fee Building

Recorded by: Richard N. Janick

Date 2/21/2003

☒ Continuation ☐ Update

**B10. Significance** (Continued from Page 3)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at \$1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a committee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard to gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons since his son's death in 1978.

The Fee Building meets the criteria established in the CHCS 1997 as an excellent example of the Spanish Colonial Revival Style adapted to mixed commercial-residential use in Carmel-by-the-Sea.

**B12. References** (Continued from Page 2)

3. C.H.C.S 1997

4. Sanborn Fire Maps (1930-1962)

**P 3. Description** (Continued from Page 1)

creating subtle bays that wrap around the south and west elevations. Two chimneys project from the upstairs apartments' southwest and southeast corners with molded stucco details that echo the Spanish details of the rest of the building. The copper gutters and down spouts also reflect the Spanish Revival style.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

3S

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

Harrison Memorial Library

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE Cr. Ocean & Lincoln (Blk 72, Lots 7, 8, 9, 10)

Parcel No. 010-139-007

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

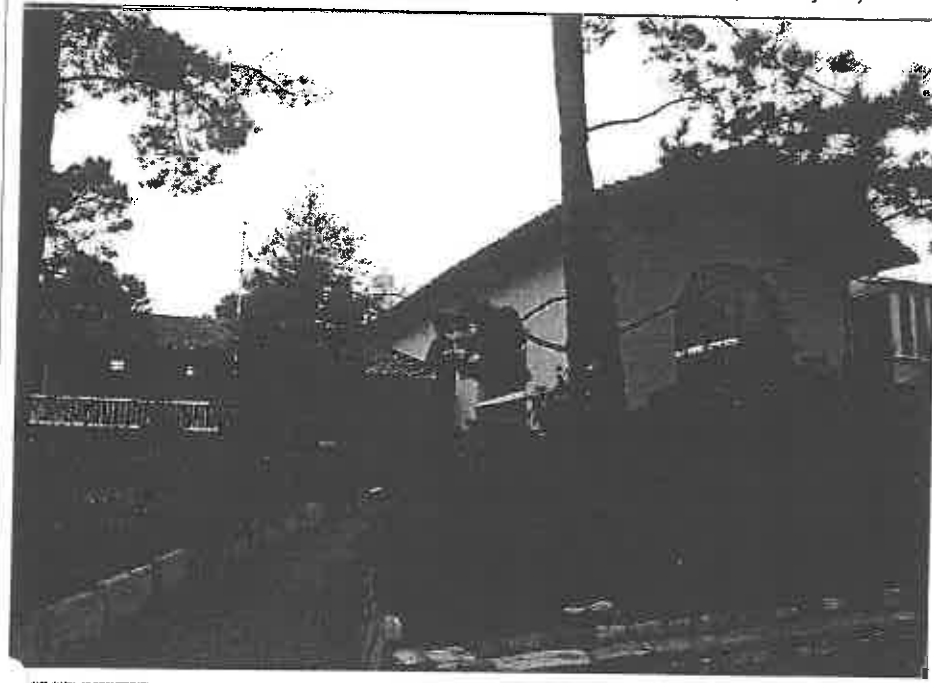
A one-and-two story wood-framed Spanish Eclectic style library building, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/clay roof tiles partially facing the openings of the principal arched windows. The low-pitched gabled roof system has wide overhanging eaves w/exposed rafter-tails & purlins, and is covered in Mission tile. There are two stuccoed chimneys present. An interior chimney is found at the junction of the ridge line of the west wing of the ell where it meets the main building block. The second, an exterior eave wall type, is located toward the south, along the east side elevation of the main building block. A shed-roofed extension of the roof of the west wing forms a door hood over the principal entry, at the inside junction of the ell formed by the two wings on the front (south) elevation of the library. The roof is supported by a heavy Carmel stone veneered pier, on the west, and a pair of thick, hand-adzed wood posts on the east. The west wing is characterized by a Monterey style second floor balcony. The south roof-plane overhangs the balcony, supported by thick wood posts w/a simple wood rail and balusters. The base of the balcony is carried on two Carmel stone piers, w/ wood corbels. It wraps around the building envelope on the south and west sides. Access to the balcony is from two two sets of wooden French doors on the south elevation. The ground floor of the west wing is below grade and characterized by multi-paned wood windows faced w/metal grilles.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3008-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

City of Carmel-by-the-Sea  
City Hall  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 11/18/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel Significant Building Survey 1979

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder) *Harrison Memorial Library*

B1. Historic Name: *Ralph Chandler Harrison Memorial Library*

B2. Common Name: *Harrison Memorial Library*

B3. Original Use: *Library*

B4. Present Use: *Library*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1927 (Cbp# 1918); addition to NW 1949 (Cbp# 1893); seismic retrofit 1974 (Cbp# 74-12); interior remodel, add sprinklers 1976 CBP# 76-69, 76-185) interior work 1986; handicapped access work 1989 (Cbp# 89-118)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date

Original Location:

B8. Related Features:

B9a. Architect: *Bernard R. Maybeck (consulting)*

b. Builder: *Michael J. Murphy*

B10. Significance: Theme: *Development of Arch., Gov., Civi., & Soc.*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *library*

Applicable Criteria: *CR1,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Harrison Memorial Library is significant under California Register criterion 1 as a major cultural institution in Carmel, and one of its first public works projects. It is also significant under criterion 3 in the area of architecture, as an excellent example of Spanish Eclectic design in a public building, and the only known building in Carmel to be worked on by noted California architect Bernard Ralph Maybeck. Carmel's first library had been established in 1904 and occupied a cottage at the cr. of Lincoln & Sixth. In 1905 it was operated as the Carmel Free Library Association, w/a board of directors who paid nominal annual dues for its maintenance. In 1911 the bylaws were amended and it became the Carmel Free Library. Dues at this time were twenty-five cents a month, or three dollars a year. Most of the reading material was donated, as were the furnishings in the building. Mrs. Ella Reid Harrison, widow of California Supreme Court Justice, Ralph Chandler Harrison, was a supporter of the Carmel Free Library. When she died tragically in a fire in 1923, she left the city sufficient funds to establish a municipal library, in memory of her husband. The actual design and construction of the facility did not take place until 1926-27. When constructed, the Carmel Free Library turned over its holdings to the new institution. In 1926 the Carmel Board of Trustees held a design competition for the new library. There were nine entries. Those who submitted plans included Hugh Comstock, Michael J. Murphy, Percy Parkes, Robert A. Stanton, Clay Otto, Calvin Bates, W.A. Beckett, W. Hastings & A. Natovic. At a Trustees meeting on Aug. 20, 1926, "it was agreed that the Spanish-type building met with the most favor, but none of the plans submitted were entirely satisfactory." It was then moved that the board consult with San Francisco architect, Bernard Maybeck about the library design. Maybeck indicated that he was unable to take full charge of the library plans and construction supervision, but would consult with M.J. Murphy, who was selected to do the work. In November, 1926 Murphy's plans, and a large color sketch by Maybeck were shown the board. On Dec. 16, Murphy was requested to prepare blueprints and specifications.*

B11. Additional Resource Attributes: (List attributes and codes) *HP15 - Educational building*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Monterey Daily Herald, 10/22/27, 3/30/28*

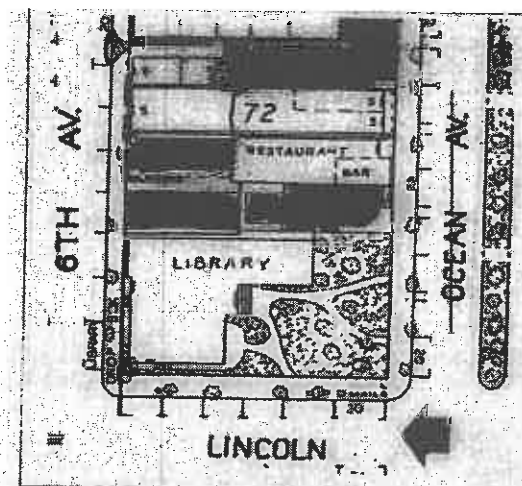
B13. Remarks: *Zoning CC  
CHCS (AD/GCSI)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/18/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey  
Resource Name or #: (Assigned by recorder)

Harrison Memorial Library

Date 11/18/2002

☒ Continuation ☐ Update

P3. The lower floors on the north side are surrounded by tall concrete retaining walls covered in a Carmel stone veneer. Tall, narrow multi-paned windows are found on the ground floor of the main building block along this elevation, w/a large arched focal window above, and the west wing has a series of three-panel horizontal windows, high in the building envelope, to bring light to the interior. The main building block, projecting south along the east side of the parcel, has three very large arches: two along the west wall, partially filled w/clay roof tiles, and the principal focal window in the south gable end, which is a multi-paned industrial steel type, that includes a full height glazed exit door in its center. The only exterior changes appear to be the 1949 addition to the north side of the west wing, and a rearrangement of the front entry, where the original Carmel stone pier was centered on the overhanging roof, affording passage on both sides of the column. The entry doorway is a recessed stuccoed arch, w/a wood planked arched door, and small arched window w/wrought iron grille. Of interest is the existence of a series of wrought iron rings attached to the Carmel stone retaining wall at the SE cr of the west wing for securing pets while in the library. The ell shaped building is sited along the north and east side lot lines of the parcel, creating a large, natural parklike frontage along Ocean and Lincoln, w/mature pines and natural foliage. The entry walkways are framed w/Carmel stone retaining walls.

B10. On Feb. 27, 1927, Murphy's complete specifications, as approved by Bernard Maybeck, were presented to and accepted by the trustees. On July 5, 1927, Murphy's bid of \$20,373 for the work was accepted and he was awarded the contract. The *Monterey Daily Herald* for Mar. 30, 1928, announced the formal opening of the new facility, erroneously crediting Maybeck w/the entire design. It noted that the large arched focal windows and entry way were "true Spanish copies", and that the gallery around the children's room was suggestive of Mexican galleries. As constructed, the north side elevation of the west wing had a massive north window that flooded the interior space w/light. This feature was lost in the 1949 addition by architect Robert Jones. The original building incorporated elements derived from Spanish, Mexican and the Monterey Colonial styles. All were incorporated in such a way as to insure the programmatic needs of a modern (1927) library. This was one of Maybeck's particular areas of expertise, and his hand can be seen refining Murphy's basic scheme to produce the best possible product. Carmel architect Robert Jones's seamless 1949 addition along the north side of the west wing was particularly sensitive to the original intent of the building. As one of the first major public works by the City of Carmel, the Harrison Memorial Library continues to be a success, both as an excellent example of Spanish Eclectic design, integrated into the landscape, and as a seminal social institution of Carmel. The Harrison Memorial Library retains its historic integrity to a high degree. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development and government, civic and social institutions.

B12. Nickerson, Roy, "1926-1927 Records Show Who Designed Carmel Library," *Monterey Herald*, n/d

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

(View toward ). Photo No: 3009-



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) Pine Inn

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

6th to Ocean, Lincoln to Monte Verde  
(Block 73 - Entire)

Parcel No. 10-213-3

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A rambling series of one, two and three story stuccoed and hipped roof buildings that have been added onto and altered from 1903 to the present. A section of ribboned windows on the second floor of the south elevation facing Ocean Avenue, adjacent to the main entrance passageway, date from the 1903 addition by architect Thomas Morgan to the Hotel Carmelo that was originally built by Delos Goldsmith and moved from the N.E. corner of Ocean and Junipero (then called Broadway). The three-story hipped roof section at the center of the complex is part of the Hotel Carmelo. The original Pine Inn was wood and in the "Craftsman Style." In 1928, a major renovation and addition was designed by Blaine and Olson and constructed by M. J. Murphy in a Spanish style. In 1940, many one story commercial shops were added along the perimeter of the hotel property and now encompass the entire block bounded by 6th, Ocean, Lincoln, and Monte Verde. A glass and steel gazebo was added to the open central courtyard in 1972 creating an additional dining room. For the most part, the Spanish style stucco wall surfaces have been maintained throughout the complex while the hodgepodge of interesting-hipped roofs have evolved from wood to composition shingles.*

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
Looking N.E. at South & West  
elevations. #38674-6. 3/17/03.

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1903 Carmel Building Files

P7. Owner and Address

Richard Gunner  
555 W. Shaw, Suite B-4  
Fresno, CA 93704

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408  
Carmel, CA 93922, Carmel, CA 93922

P9. Date Recorded: 3/18/2003

P10. Survey Type: (Describe)  
Carmel HRI 2001-2002



P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978 Carmel Historical Survey 1989-96

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 5

NRHP Status Code

Resource Name or #: (Assigned by recorder)

Pine Inn

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Arts and Crafts - Tudor - Spanish

B6. Construction History: (Construction date, alterations, and date of alterations)

1. 1889 - Hotel Carmelo created by Delos Goldsmith for Abbie Jane Hunter at N. E. corner of Ocean and Junipero (known as Broadway)

(See Continuation Sheet)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Thomas Morgan - 1903; Blaine and Olson - 1928 b. Builder: M. J. Murphy

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940 Property Type: C-1

Applicable Criteria: CR#1

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Pine Inn qualifies under CR#1 as the premier hostelry in the history the Downtown District of Carmel-by-the-Sea. The Hotel Carmelo, built by Delos Goldsmith and Abbie Jane Hunter in the 1880's, originally located at the northeast corner of Ocean and Broadway (now Junipero), was moved to the northeast corner of Monte Verde and Ocean where a one story low hipped roof entrance, sun room, and dining room were added by architect Thomas Morgan in 1903 to the original two-story structure. The 1903 style was Craftsman. In 1928, a major remodel was designed by Blaine and Olson in a Spanish style with major additions to the existing buildings that would eventually encompass most of Block 73. The walls were covered with stucco and the shingled roofs remained intact. Parts of the hotel expanded to three stories on the sloping lot. A rendering appeared in a promotional pamphlet of contractor builder M. J. Murphy who carried out the major remodeling. In 1940, the interiors were remodeled in a Victorian style for owner Harrison Godwin, and several one story retail shops were added to the southeast, southwest, and eastern perimeters of Block 73 almost encircling the hotel. An open courtyard in the center of the complex had a glass gazebo dining area added in 1972.

The Pine Inn embraces the historical development of downtown Carmel from the 1880s to the present. The mix of architectural styles from Craftsman to Spanish to modern technology mirrors Carmel's overall architectural development. The architects and builders, including Delos Goldsmith, Thomas Morgan, Blaine and Olson, and M. J. Murphy, also attest to the Pine Inn's historical significance.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. Hale, Sharon, A Tribute to Yesterday, 1980, Valley Press, pp. 10-12, 15-16, 19-21, 40-41, 63-64
2. "Pine Inn to be Altered at Expense of \$250,000," Monterey Herald, September 21, 1928

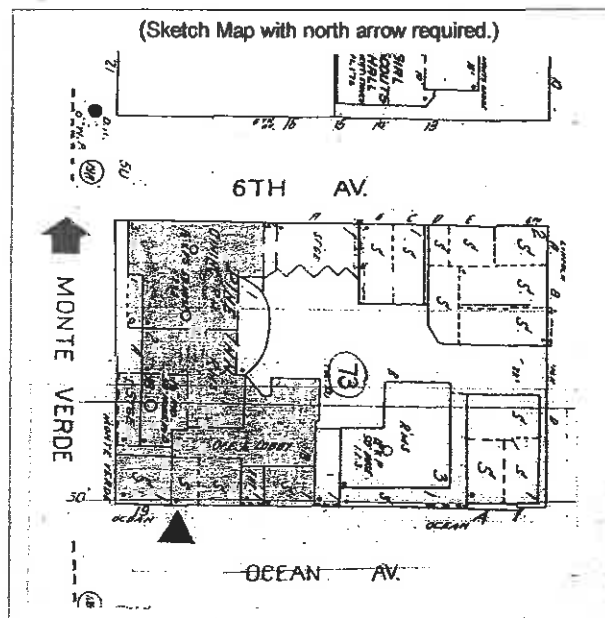
(See Continuation Sheet)

B13. Remarks: Zoning CHCS AD/ED

B14. Evaluator: Richard N. Janick

Date of Evaluation: 3/18/2003

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

**B. 6. Construction History** (Continued from Page 2)

2. 1903, Hotel Carmelo moved to lot at Ocean Avenue and Monte Verde (northeast corner) by Carmel Development Company (Devendorf & Powers). One story low hipped roof L plan addition added to original two-story hipped roof hotel. Also created adjacent tent grounds for camping. Architect: Thomas Morgan; Contractor: M. J. Murphy
3. Managers for Carmel Development Company of Pine Inn
  - a. George Shields - 1912
  - b. Roy Newberry - 1916
4. New Owner - 1922 - John Jordan (also owns Lobos Lodge)
  - a. 1928 - Major remodel (\$250,000) Spanish detailed plan by Blaine and Olson. Contractor: M. J. Murphy.
5. New Owner - 1940 - Harrison Godwin - Victorian interior remodel - 12 retail shops - outer lots
6. 1954-55 - Halls and lobby remodeled
7. 1972 - Glass "Gazebo" added to central courtyard by owner: Carroll McKee

**B. 10. Significance** (Continued from Page 2)

**DELOS GOLDSMITH**

Delos Goldsmith was born in Painsville, Ohio, on September 3, 1828. He left Ohio at the age of 19 for New Orleans. When New Orleans did not capture his youthful spirit, he moved to San Francisco in 1850 and was a witness to the great fire in 1851. A carpenter for two years in San Francisco, he worked on the first Presidio reservation, then left for Marysville, and later went to Yuma, Arizona. He worked in the oil business there until the outbreak of the Civil War at which time he was appointed citizen wagon-master of the Twenty-ninth Ohio Volunteers. Goldsmith was taken prisoner at Harper's Ferry and endured hardships until he managed to escape, which eventually took him south on a lumber expedition. In 1879, he became an agent for a Dr. Stockton who was involved in an oil concern.

Back in California again in 1888, Goldsmith came to Carmel in late 1888 where he erected a home for his wife's sister's daughter, Miss Robinson, in which he lived while constructing other homes for early residents - the Berwicks, Joseph Sley, and Miss M. E. Donnelly, among others. He built a shed for his carpenter shop on the southwest corner of Ocean and San Carlos, behind the Carmel Development Store. Between 1892 and 1894, acting on behalf of Abbie Jane Hunter, the wife of his nephew, Wesley Hunter, he constructed two lovely identical homes. One was on the northeast corner of Guadalupe and Fourth and later belonged to Mr. and Mrs. William Askew, Sr. The other home, on the northwest corner, became the Goldsmiths' home.

**THOMAS MORGAN**

Thomas Morgan was the brother of artist Mary deNeal Morgan.

**BLAINE AND OLSON**

Roger W. Blaine and David Olsen had been partners with Willson J. Wythe in Oakland, and were primarily church and commercial designers. Wythe, an instructor at UC Berkeley, died in 1926, and the firm of Blaine & Olsen only lasted until the Depression. Both Blaine and Olsen had spent some time traveling in Spain prior to the commission, so they were acutely aware of the nuances of Spanish architecture.

**M. J. MURPHY**

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

(See Continuation Page 4)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

B. 10. Significance (Continued from Page 3)

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See Continuation Sheet Page 4)

B. 12. References (Continued from Page 2)

3. Carmel Building Files
4. CHCS, 1997
5. "Lessee Purchases Pine Inn Property," Carmel Pine Cone, April 6, 1922
6. "Pine Inn Gazebo: Instant Favorite," by Phyllis Jervey, The Peacock, August 24, 1972
7. Lis. Slevia, January 1945, "Carmel - Infancy to Adolescence"
8. Brochure "Structures of the Period," M. J. Murphy, Builder. Perspective drawing of remodeled Pine Inn (1926-28)
9. Sanborn Fire Maps (1910, 1924, 1936, 1962)

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 5 of 5

Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by:

Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

B. 10. Significance (Continued from Continuation Page 4)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at \$1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a committee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard to gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons since his son's death.

The Pine Inn clearly reflects the finding of, and is consistent with, the 1997 Carmel Historical Context Statement under the themes of architectural and economic development.



Looking N.E. at S/facing façade & W/side  
Elev. 1903, #73-14-4, Pat Hathaway,  
Historical California Views, Monterey

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code **5S1/5D1**  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) **Seven Arts Bldg.**

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted ☐ a. County **Monterey**  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City **Carmel-by-the-Sea** Zip **93921**  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
**SW Cr. Ocean & Lincoln (BLK 74, Lots 1, 2)**

Parcel No. **010-201-001**

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half-story, cement-block framed Tudor style commercial building, irregular in plan, resting on a concrete foundation. The exterior wall cladding is textured cement stucco. The steep-pitched, cross-gabled roof system is capped in a cementitious tile, matching the original roof covering. There is a large, shed-roofed roof dormer, centered in the main building block, facing north, and a smaller, shed-roofed wall dormer on the east elevation of the wing to the south, facing Lincoln. There are three brick chimneys present. An interior end-gable type is centered on the west gable end of the main building block, where it steps down to a lower wing. A second interior type is located in the roof-plane on the south side of the main building block, toward the east. The third chimney is centered in the eastern roof-plane of the wing to the south, along Lincoln. There is a small, open courtyard between the main building block and south wing. An open, straight-approach wood staircase, w/shaped, flat-board balusters in its rail, leads up the south side of the main building block to an open balcony, covered by the overhang of the roof system, and supported by large, square wood posts, and a rail similar to the staircase. This feature serves as access the shops and apartments on the upper floor of the main building block and south wing. Fenestration is irregular, as each wall plane of the building is treated differently, although there is a general symmetry of a central door flanked by matching windows on each principal elevation.*

P4. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: **3010-**, .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

**1925 Carmel bldg. records**

P7. Owner and Address

**Frederick Heron Trust  
419 Webster Street, Suite 202  
Monterey, CA 93940**

P8. Recorded by: (Name, affiliation, and address)

**Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950**

P9. Date Recorded: **1/31/2003**

P10. Survey Type: (Describe)

**Carmel Historic Resource Inventory - 2001**

1. Report Citation: (Cite survey report and other sources, or enter "none")  
**Carmel-by-the-Sea Survey 1989-1996**

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

**Primary #**

je of

**NRHP Status Code**

5S1/5D1

**Resource Name or #:** (Assigned by recorder) *Seven Arts Bldg.*

B1. Historic Name: *Seven Arts Bldg.*

**B2. Common Name:**

B3. Original Use: *commercial*

B4. Present Use: *commercial*

**B5. Architectural Style:** *Tudor Revival*

**B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1925 (Monterey Herald); interior window change 1929 (CBP# 2192); interior alt. 1931 (CBP# 2358); attic remodel 1946 (CBP# 1310); attic remodel 1949 (CBP# 1085); rebuild exterior stairs 1950 (CBP# 2018); repair fire damage 1962 (CBP# 3859); interior remodel 1962 (CBP# 3871); interior remodel 1973 (CBP# 73-21); interior remodel 1974 (CBP#

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown      Date :

Original Location:

**B8. Related Features:**

B9a. Architect: *Designer/Albert B. Coats*

b. Builder: *Percy Parkes*

**B10. Significance: Theme:** *Arch. & Econ. Development*

Area: Carmel by-the-Sea

**Period of Significance:** 1903-1940

**Property Type:** *tw-story commercial*

**Applicable Criteria:** CR 1,

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Seven Arts Bldg. is significant under California Register criterion 1, in the area of history as the workplace of several significant individuals and institutions in Carmel's history. Its is also significant under criterion 3, in the area of architecture for its use of the Thermotite brick method of construction, and as the only known Carmel design by Monterey building designer, Albert B. Coats.*

*Albert B. Coats arrived on the Monterey peninsula about 1919. He was the chief building designer for noted Monterey contractor James C. Anthony in the early 1920s. He was responsible for some of the design of Anthony's Monterey mesa artist's colony. In 1924 he went to work for builder Fred McCreary, as yard and office manager, as well as designer. Coats established his own practice in 1929, working with his son Orville. The local press of the period noted that Coats "specialized in Spanish design." The quality of Coats' design work can be seen in the complex arrangement of the Seven Arts Building and its interior spaces, as his familiarity with the decorative vocabulary of the various romantic revival styles of the period. That so little has changed on the exterior of the building since its construction in 1925, is a compliment to the designer's vision.*

Coats employed a specialized cement block framing system for the Seven Arts Bldg. in 1925. The product was called Thermotite, and was produced locally for a period of time in the mid 1920s. Touted as fireproof, waterproof and "practically everlasting" the concrete block method of construction consisted of building a double wall, tied together by vertical and horizontal steel members, which created a continuous air space, forming both insulation and protection against dampness. The building remains in excellent physical condition.

**B11. Additional Resource Attributes: (List attributes and codes)** *HP6 - 1-3 story Commercial*

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

*Carmel Pine Cone, 5/9/25*

Hale, Sharron, *A Tribute to Yesterday*, Valley Pub.:Santa Cruz, 1980

McGlynn, Betty, Carmel Art Association: A History, CAA:Carmel,

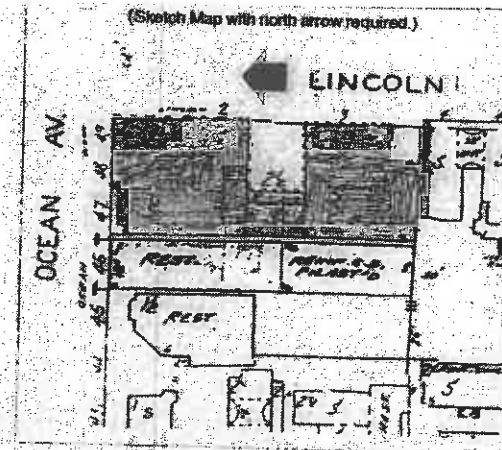
B13. Remarks: Zoning C-1-C  
CHCS (AD/ED)

**B14. Evaluator:** *Kent L. Seavey*

Date of Evaluation: 1/31/2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

ge of Resource Name or #: (Assigned by recorder) Seven Arts Bldg.  
Recorded by: Kent L. Seavey Date 1/31/2003 ☒ Continuation ☐ Update

P3. Gable ends have large, multi-paned fixed windows, w/mullions. The east facing gable of the main building block is in a Palladian form, and the north facing gable of the south wing has a large, segmented arched opening. Most windows have multi-paned panels at the top w/clear plate glass below. Some original period exterior light fixtures are present. The large building is sited at the edge of the sidewalks along its Ocean Ave. and Lincoln St. frontages, behind a screen of street trees. The open court to the south is brick covered.

B6. Interior remodel 1980 (CBP #80-88); interior remodel 1988 (CBP #88-71); interior remodel 1994 (CBP #94-72); replace exterior wood stairs, in kind 1995 (CBP #95-83); interior remodel 1996 (CBP #96-99); interior remodel 1998 (CBP #98-35); reroof w/cementitious shingle 2000 (CBP #00-43); interior remodel 2001 (CBP #01-121).

B10. Polk's 1926 business directory for Carmel notes that "The Seven Arts Building was the original of Carmel's famous shops...the first devoted to things of beauty and utility instead of utility alone." Herbert Heron, the commercial building's original owner, was the founder of Carmel's Forest Theatre, and built the Seven Arts to house his own book shop and publishing facility, The Carmel Press. Artists George & Catherine Seideneck did the original interior decoration. Heron included space in the plan for an art gallery and frame shop that became the first showplace for the Carmel Art Association, in 1927. The building later housed the Carmel Art Institute, operated by artists Armin Hansen and Paul Whitman, in the late 1930s. The *Carmel Cymbal*, a newspaper run by writers W.K. Bassett and Dorthea Castlehun, was housed in the facility. It was for many years a focal point for the fine & decorative in Carmel. Although the Seven Arts Building has seen numerous interior remodeling projects over the 78 years of its existence, the structure's exterior elevations have remained intact. It is an important architectural element of the commercial core area. The Seven Arts Building clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3011-



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

5D1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder) Sade's

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 W of Lincoln, S/side Ocean (Blk 74 Lots, Npt 4, NEpt 5)

Parcel No. 010-201-015

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A stepped, one-and-one-half and two-story wood-framed Tudor style commercial building, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/false half-timbering. The roof system consists of two steep-pitched, side-gable roofs, stepping up to the south, w/a lower cross-gable projecting from the east side of the lower side-gabled roof, to the north. A steep-pitched shed-roof, fronting the lower cross-gable, covers a one-story square bay in the gable end. All the roof surfaces are covered with wood shingle in a staggered butt pattern, w/rolled eaves, suggestive of thatching. There are two chimneys present. One is an exterior eave wall type, located toward the north on the east side-elevation. The second, is a stucco-clad interior type w/a round-arched cap, centered high in the roof-plane of the two-story portion of the building, to the south. The principal entry is in an angled wall at the inside of an ell, formed by the lower cross-gable and the one-and-one half story portion of the building on the west side. The round-headed wood planked entry door has a bulls-eye window at its top. Access to the second story to the south is made via a straight run, tiled open staircase, w/a closed, stuccoed wood rail. Fenestration is irregular, w/a combination of single, paired and banked multi-paned wood casement type windows, in various sizes, and a bank of three modern, glazed wood French doors in the north facing bay of the front cross-gable.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 3012-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925 Carmel bldg. records

P7. Owner and Address

Yaghoob Hakim-Baba Trust  
P.O. Box 992  
Pebble Beach, CA 93953

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/28/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

One

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) Sade's

B1. Historic Name: Sade's, El Matador

B2. Common Name:

B3. Original Use: restaurant/bar/shops

B4. Present Use: restaurant/bar/shops

B5. Architectural Style: Tudor Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1925 (CBP# 938); interior remodel 1938 (CBP# 358, 359, 451); interior remodel 1981 (CBP# 81-65); interior remodel 1991 (CBP# 91-79)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: Lee Gottfried

B10. Significance: Theme: Arch. & Econ. Development

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: two-story commercial

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Sade's is significant under California Register criterion 3, in the area of architecture as an important contributor to the overall design of the historic Court of the Golden Bough, and is also significant as a good example of commercial Tudor Revival design by noted Carmel designer/builder Lee Gottfried. Sade's was constructed two years after Edward Kuster finished his first medieval European influenced shop, in what would become the Court of the Golden Bough, at the SE cr. of Monte Verde & Ocean Ave.. The original owner was noted writer and magazine editor, Harry Leon Wilson, who built it, in part, to house his wife's flower shop, "The Bloomin Basement". Sade's became the eastern anchor building of the Court, and the established social center for actors, artists & musicians associated with Kuster's Golden Bough Theatre. For fifty years Sade's was one of the most popular social spots in the village. Its half-timbered design & stepped roofline suggests a portion of a streetscape in medieval England, as it rises back and up, on its rather narrow lot. The staggered butt, wood shingle roof w/its wide, sweeping valley reads as thatch. Builder Lee Gottfried had executed similar designs for Kuster when the Court was first begun in 1923.

A native of Ohio, La Von (Lee) Gottfried had come west working for the Pacific Telephone Company. In 1917 he enlisted in the U.S. Army and served in France during WWI. Returning to California and his telephone work at war's end, he came to Carmel and took up the contracting trade in 1920. He first worked for Edward Kuster in the construction of the latter's stone house on Carmel Point. He designed and built his own home in 1921, and continued to work for Kuster, building the Carmel Weaver's Studio for Ruth Kuster, in 1922.

In 1924, Carmel Pine Cone editor, Perry Newberry extolled the virtues of Kuster's accomplishment with the Court of the Golden Bough, "as the one man responsible for the building of unique and different shops in Carmel." Newberry was pleased to see Kuster's lead taken up by others, like Wilson, who designed their new commercial spaces in the same style.

B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Carmel Pine Cone, 9/29/94

Game & Gossip Magazine, "Sade's", Vol. 6, No. 1, July 1952

Hale, Sharron, A tribute to Yesterday, Valley Pub.: Santa Cruz, 1980

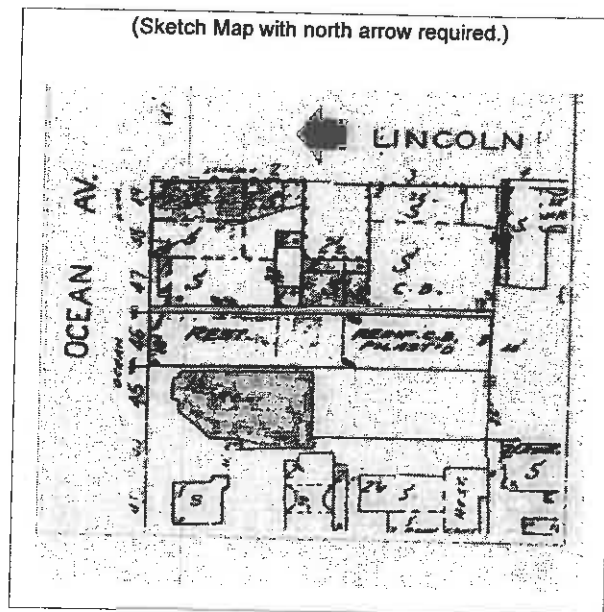
B13. Remarks: Zoning C-1-C  
CHCS (AD/ED)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 1/28/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey Resource Name or #: (Assigned by recorder) Sade's

Date 1/28/2002

☒ Continuation ☐ Update

P3. The building is sited on the east side of the Court of the Golden Bough and its Carmel stone courtyard, behind a screen of street trees along Ocean Ave.

B10. According to Newberry, "instead of the white front wooden buildings that are characteristic of every small town in the west, Kuster's dream - made into reality- has changed our main street into an Ocean Avenue of beauty and artistry." Sade's has had several minor exterior changes over time. However, anyone who knew the restaurant and its associated shops from the 1920s to the 1950s would easily recognize the building today. The property was a product of the changing commercial visage of Carmel's downtown in the mid 1920s. It became a visual anchor building along the east side of the Court of the Golden Bough, and remains so today, reflecting a period of individuality and creativity in both commercial and residential design. An "Old World" look that initiated the concept of Carmel as a village in a forest has drawn tourists to its downtown ever since. As a contributing building to a potential downtown historic district, Sade's clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3013- .

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Carmel Weavers Studio

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 E of Monte Verde, S/side of Ocean, (Blk 74, N pt 5,6,7))

Parcel No. 010-201-008

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Tudor style shop, basically square in plan, resting on a Carmel stone foundation. The exterior wall cladding is a smooth cement stucco w/false half-timbering. The steep-pitched side-gabled roof has an undulating ridge line, and wide, overhanging rolled eaves. The roof covering is wood shingle on the north (front) elevation, laid to look like thatch, and composition shingle on the south (rear) elevation. There is a tall, exterior clinker-brick chimney, located on the west side of the south (rear) elevation, added in 1923. There is a projecting bay at the SE cr. of the building, also added in 1923, used as a ticket office for the Golden Bough Theatre. The original windows on the small retail building were paired and banked multi-paned wood casement type. Two remain on the west end of the north (front) elevation. When the building was expanded, in the fall of 1923, a ribbon band of similar windows were added along the north end of the west side-elevation. There were a pair of multi-paned wood casement type on the north side of the east side-elevation as well. In an undated window change, the band of three casement type on the east side of the front (north) elevation were replaced by a large, plate-glass window, and the pair of wood casement type, on the east side-elevation, were replaced by a wide, fixed multi-paned steel frame. Small, Carmel stone flower planters face the base of the building front, which is set back from Ocean ave. behind a screen of street trees, in a Carmel stone court.

4b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3016-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1922 Carmel bldg. records

P7. Owner and Address

Alexander F. Victor Foundation  
P.O. Box LAW  
Monterey, CA 93942

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/27/2003

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

☐ NONE

☐ Continuation Sheet

☐ Location Map

☐ Building, Structure, and Object Record

☐ Sketch Map

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

Carmel Weavers Studio

B1. Historic Name: *Carmel Weavers Studio*

B2. Common Name: *Cottage of Sweets*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Tudor Revival (English cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed, Sept., 1922 (Sharron Hale); moved to current loc. July, 1923 (CBP# 583); add to rear Aug., 1923 (CBP# 636); window changes 1947 (CBP# 1467); awning added E/side n/d*

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: *July, 1923*

Original Location: *SE cr. Ocean & Dolores*

B8. Related Features:

B9a. Architect: *designer/Edward Kuster*

b. Builder: *Lee Gottfried*

B10. Significance: Theme: *Arch. & Econ. Developmet*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *one-story commercial*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Carmel Weavers Studio is significant under California Register criterion 3, in the area of architecture as one of the early commercial shops designed & funded by theatrical entrepreneur Edward Kuster, and incorporated to compliment his Golden Bough Theatre.

The Studio was originally constructed by Lee Gottfried for Kuster's wife, Ruth, in Sept. 1922 at the SE cr. of Ocean & Dolores. It housed her and two fellow weavers, Vivienne Higginbotham & Iris Alberto. In July 1923 the Studio was moved to its current location in the Court of the Golden Bough. In August of 1923 contractor Gottfried expanded the original Studio, w/a design by Kuster, that included a novel ticket booth for the theatre. Edward Kuster came to Carmel in 1920 to establish a high quality little theatre, and school of acting. He purchased land at the SE cr. of Ocean and Monte Verde, to build the Court of the Golden Bough, which included a group of several shops, deriving their design from medieval European sources. The Carmel Weavers Studio was based on English cottage forms, and was located in the Court during construction of the Seven Arts Shop. Local writer Daisy Bostick noted in an article for *The Pine Cone*, in April, 1924 that, "In Carmel by-the-Sea there is a group of little shops that might well be transferred to an artist's canvas and labeled 'a bit of Old Europe'. Perry Newberry also extolled the virtues of the 'artistic shops', when he editorialized that Edward Kuster ought to be nominated to the Carmel Hall of Fame, "not only because of his Theatre of the Golden Bough, because he's the one man responsible for the building of unique and different shops in Carmel." Newberry went on to say, "When Kuster began, in 1923, to design the plans for his little theatre he also designed at the same time a group of artistic shops...They met with public approval apparently for it was not long after this until there were other little shops built in the same style. So, instead of white front wooden buildings that are characteristic of every small town in the west, Kuster's dream - made into reality - has changed our main street into an Ocean Avenue of beauty and artistry."

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Monterey Daily Herald, 2/10/23; 8/16/23; 9/18/23*

*Sanborn insurance maps of Carmel, 1924, 1930-69*

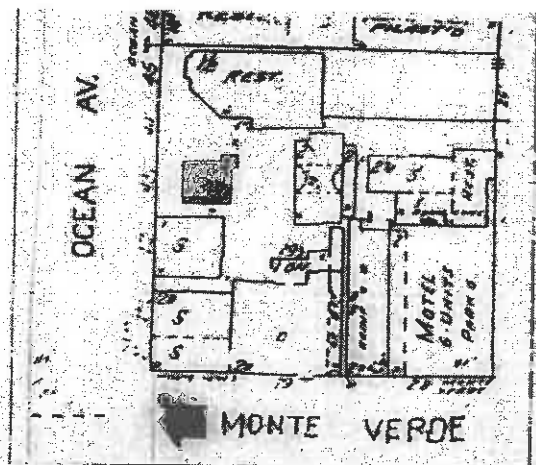
B13. Remarks: *Zoning C-1-C  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/27/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Carmel Weavers Studio

Date 1/27/2003

☒ Continuation ☐ Update

B10. Like the other shops in the Court of the Golden Bough, the Carmel Weavers Studio has had a number of commercial uses, including a real estate office and a candy store. While some fenestration has been altered, the basic building form and its materials have remained the same. Anyone who knew the shop in the 1920s would have little trouble recognizing it today. Creation of the Court of the Golden Bough entirely changed the commercial visage of Carmel-by-the-Sea in 1923-24, and initiated a period of individuality and creativity in both commercial and residential design that persists to the present. The 'Old Europe' look described by Daisy Bostick in 1924 established the romantic concept of Carmel as a village in a forest, which has drawn tourists to its downtown ever since. The Carmel Weavers Studio, as an integral part of the Court of the Golden Bough shop complex, clearly contributes to the character of a potential downtown historic district, and as such reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3017- .

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5D1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Seven Arts Shop

P1. Other Identifier:

P2. Location:

Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 E of Monte Verde, S/side Ocean (Blk 74, Lots Npt 5,6,7)

Parcel No. 010-201-008

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Tudor Strorybook substyle retail shop, basically square in plan, w/basement, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The steeply-pitched side-gabled roof curves gracefully in a long, sweeping flare to the west. It also wraps around the angled entry at the NE cr. to form a conical door hood over the glazed and wood paneled front Dutch-door. Miniature shingle-capped circular turrets rise from the roof-plane on the east side-elevation, toward the south, and there is a stucco-clad exterior end-gable chimney on the east side of the south (rear) elevation. As originally constructed, the north facing facade had two multi-paned steel casement windows, a three-light display window in the main body of the shop, and a narrower paired casement type at the west end of the facade. The small window was made into a door at an undetermined date, keeping the original width of the window opening. The focal window was also enlarged, w/ several iterations over time. known changes occurred in 1947, 1957, & 1984, all in keeping w/the original character of the building. Window changes also occurred on the south side-elevation with the current appearance dating to 1957. Fenestration otherwise includes a combination of single diamond and multi-paned fixed and casement type wood windows. The shop is sited at the sidewalk, behind a screen of street trees, in a courtyard cluster of medieval inspired small shops.

5b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3014-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923 carmel bldg. records

P7. Owner and Address

Alexander F. Victor Foundation  
P.O. Box LAW  
Monterey, CA 93942

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/23/2002

P10. Survey Type: (Describe)

Carmel Historic Resource inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) *Seven Arts Shop*

B1. Historic Name: *Seven Arts Shop (1923), Christian Science Reading Room (1936), Talbot Ties (1987)*

B2. Common Name: *House of Sweets*

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Tudor Revival (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1923 (CBP# 612); undated window enlarged 1947 (CBP#1467); door, window & interior changes 1957 (CBP#3140); rehab & remodel 1987 (CBP# 87-78); reroof matching original steamed wood shingles 1998 (CBP# 98-24)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/Edward Kuster*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Arch. & Econ. Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Seven Arts Shop is significant under California Register criterion 3, in the area of architecture as the first of several commercial shops designed, in part & funded by theatrical entrepreneur Edward Kuster, to compliment his Golden Bough Theatre in 1923. Edward Kuster came to Carmel in 1920 to establish a high quality little theatre, and school of acting. he purchased land at the SE cr. of Ocean & Monte Verde, to design and build The Court of the Golden Bough, which included a group of small shops deriving their design from medieval European sources. The Seven Arts Shop was the first to be constructed, for proprietors Helena Conger & Herbert Heron. Kuster drew his design inspiration from illustrations of Swedish folk tales by Edmond Dulac. Carmel master-builder M.J. Murphy was the contractor. Local writer, Daisy Bostick noted in an article for *The Pine Cone*, in April, 1924, that, "In Carmel-by-the-Sea there is a group of little shops that might well be transferred to an artist's canvas and labeled 'A bit of Old Europe'. Perry Newberry also extolled the virtue of the 'artistic shops', when he editorialized that Edward Kuster ought to be nominated to the Carmel Hall of Fame, "not only because of his Theatre of the Golden Bough, but because he's the one man responsible for the building of unique and different shops in Carmel." Newberry went on to say, "When Kuster began, in 1923, to design the plans for his Little Theatre he also designed at the same time a group of artistic shops... They met with public approval apparently for it was not long after this until there were other little shops built in the same style. So, instead of the white front wooden buildings that are characteristic of every small town in the west, Kuster's dream - made into reality- has changed our main street into an Ocean Avenue of beauty and artistry." The Seven Arts Shop has had many uses over time, including Carmel's Christian Science Reading Room (1936), and the Robert Talbot Tie Shop (1987). While the fenestration has been altered several times, the basic building form and its materials have remained the same. Anyone who knew the shop in the 1920s would have little trouble recognizing it today.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel Carmel Historic Context Statement 1997*

*Monterey Peninsula Herald, 8/3/23*

*Sarbom insurance maps of Carmel 1924, 1930-69*

*Temple, Sydney, Carmel By- The-Sea, Angel Press:Monterey, 1989*

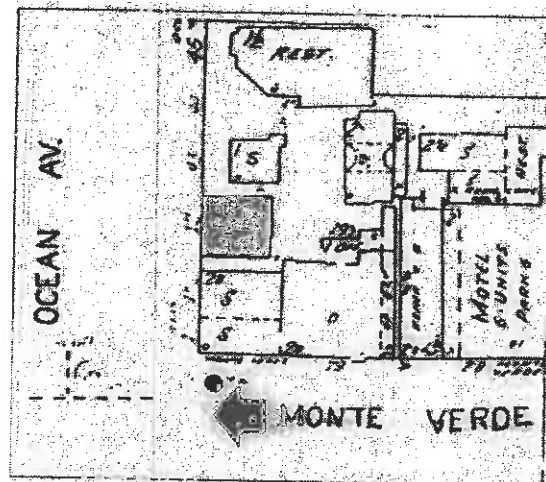
B13. Remarks: *Zoning C-1-C/C-1-5  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/23/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Page of Resource Name or #: (Assigned by recorder)

Seven Arts Shop

Recorded by: Kent L. Seavey

Date 1/23/2002

☒ Continuation ☐ Update

*B10. Creation of the Court of the Golden Bough entirely changed the commercial visage of Carmel-by-the-Sea in 1923-24, and initiated a period of individuality and creativity in both commercial and residential design that persists to the present. The 'Old Europe' look described by Daisy Bostick in 1924 established the romantic concept of Carmel as a village in a forest, which has drawn tourists to its downtown ever since. The Seven Arts Shop, as an integral part of the Court of the Golden Bough shop complex, clearly contributes to the character of a potential downtown historic district, and as such reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

(View toward ). Photo No: 3015-

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1/5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder) *Amelia Gates Bldg.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

Not for Publication ☐ Unrestricted

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*SE Cr. Monte Verde & Ocean (Blk 74, Lots NW pt 6, 7, 8)*

Parcel No. *010-201-007*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story wood-framed Tudor Revival style commercial building, rectangular in plan, w/a raised partial basement, resting on a concrete foundation. The exterior wall cladding is a combination of a clinker brick veneer on the raised basement and ground floor, and textured cement stucco, w/false half-timbering on the upper floor. The steep-pitched roof consists of a pair of parallel front gables, running north/south, and covered with what appears to be a verdi gris patinated copper sheathing. The wooden vergeboards in the north gable ends have intricately pierced geometric carving. There is a tall, clinker brick exterior eave wall chimney, a little toward the south of center along the west side-elevation. The upper floor projects slightly over the lower along the Ocean Ave. elevation w. a large full-width beam carried on short, shaped wood brackets. The false half-timbering on all visible elevations is extensive and elaborate. An open wood staircase leads to the upper floor along the east side-elevation. It has thick, flat balusters, carved in an undulating pattern. The slightly projecting show display windows on the Ocean Ave. elevation are original to the building, while the one found just to the south along the Monte Verde elevation was added sometime after 1978. Its design is consistent with the character of the building. There are three shop entrances along Ocean: One at the NE cr., one just east of the bay at the west side of the facade, and one at the NW cr., below street grade, leading into the basement shop.*

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3018-*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1928 Carmel bldg. records*

P7. Owner and Address

*Peter & Mary Delfino  
25790 Carmel Knolls Dr.  
Carmel, CA 93923*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *12/13/2002*

P10. Survey Type: (Describe)

*Carmel Historic resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

*none*

Attachments

☐ NONE

☐ Continuation Sheet

☐ Location Map

☐ Building, Structure, and Object Record

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Sketch Map

☐ Archaeological Record

☐ Linear Feature Record

☐ Artifact Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *Amelia Gates Bldg.*

B1. Historic Name: *Amelia Gates Bldg.*

B2. Common Name:

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Medieval Revival (Continental)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1928 (Cbp# 1968); add fireplace in studio n/d (Cbp# 1998); new window n/d (Cbp# 1941); interior to apt. 1943 (Cbp# 1030); interior remodel 1945 (Cbp# 1089); alt. basement for off. 1950 (Cbp# 2079); wood windows 1953 (Cbp#2549);*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Designer/Amelia Gates*

b. Builder: *Fred McCrary*

B10. Significance: Theme: *Arch. & Econoic Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *commercial bldg.*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Amelia Gates Bldg. is significant under California Register criterion 3, in the area of architecture as one of the two known building designs by Dr. Amelia Gates, and as a major contributor to, and anchor building of the Court of the Golden Bough, the first commercial complex in Carmel to employ Medieval influenced architecture in its design. The Court of the Golden Bough was developed in 1923 by Edward Kuster, around his Golden Bough Theater at the SE cr. of Ocean and Monte Verde, across from the popular Pine Inn. The series of shops Kuster designed for the Court were small scale reflections of Medieval building types he had seen in his European travels, especially in Germany. Lee Gottfried was his contractor. At least one building of similar style was moved to the site in about 1924, and Amelia Gates two story building, which derived its design from Austrian sources, completed the complex in 1928. *Carmel Pine Cone* editor, Perry Newberry nominated Kuster to Carmel's Hall of Fame in a 1924 editorial, "as the one man responsible for the building of unique and different shops in Carmel" Newberry went on to note that the Court of the Golden Bough, "had changed our main street into an Ocean Ave. of beauty and artistry." Dr. Amelia Levinson Gates, a widow, had first come to Carmel about 1910 when she constructed at least one small cabin on a parcel the couple owned on Camino Real. Gates & her husband Howard had met as students at Johns Hopkins University, and by 1910 had established careers, he as a sugeon, and she as a pediatrician. Howard died in Rome in 1913, where he was chief surgeon of a large hospital. Amelia returned to San Francisco, where she pioneered in preventive care for children, and helped establish the Florence Ward Hospital. She retired to Carmel in 1922, replacing the earlier cabins on the Camino Real property with a small cottage of her own design. In 1927 she designed and supervised the construction of the two story commercial building at the SE cr. of Ocean and Monte verde. Its design was based on Austrian building types she was familiar with from her travels in Europe. A mixed use building, it originally had a studio on the upper floor.

B11. Additional Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial*

*HP38 - Women's property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Monterey Herald, Fore Obit. 5/2/47; Gates Obit. 6/2/47*

*Sanborn insurance maps of Carmel, 1930, 1930-62*

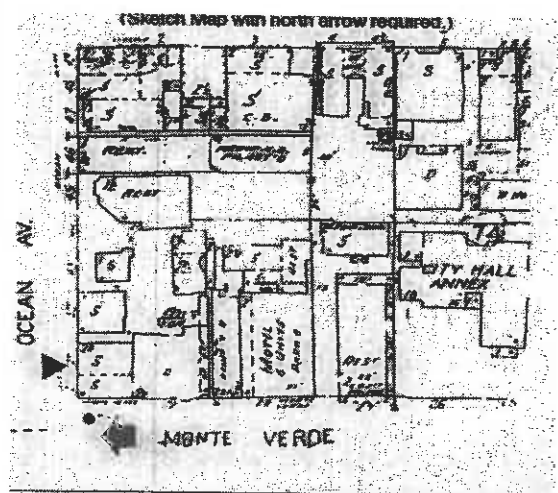
B13. Remarks: *Zoning CC  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *12/13/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page of Resource Name or #: (Assigned by recorder) Amelia Gates Bldg.  
Recorded by: Kent L. Seavey Date 12/13/2002 ☒ Continuation ☐ Update

P3. Description

B6. remodel interior 1958 (Cbp #3151); basement remodel 1964 (Cbp #4198); interior remodel 1979 (Cbp #790182); interior alt. 1980 (Cbp #80-67); add fire escape 1981 (Cbp #81-5); interior remodel 1981 (Cbp #81-133); interior remodel 1986 (Cbp #86-118); interior remodel 1990 (Cbp #90-105); fire repair 1991 (Cbp #91-40)

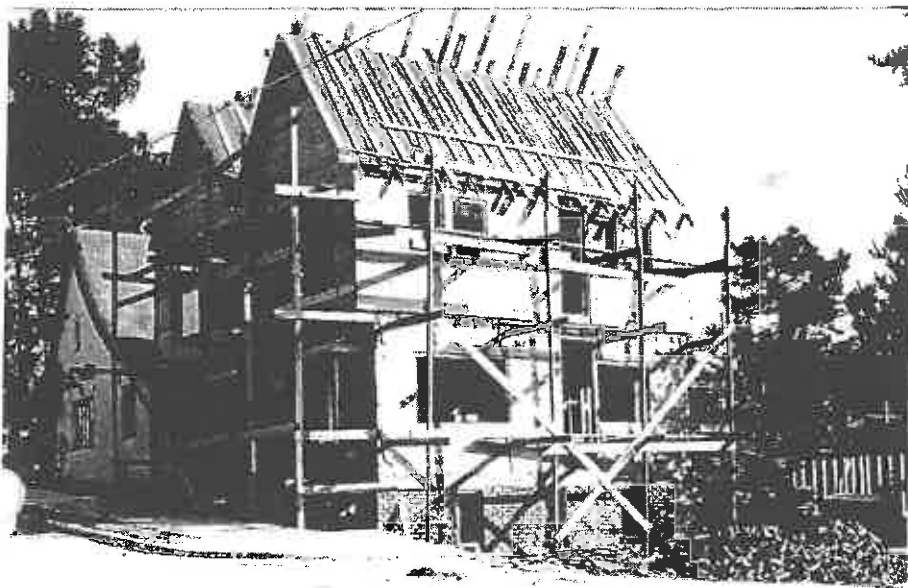
P3. Fenestration isotherwise irregular, w/a combination of paired and banked multi-paned casement type windows. The pair of windows on the west gable, facing Ocean Ave., may have been added in 1950. The property is sited flush w/the sidewalk on the SE cr. of Ocean & Monte Verde, behind a thin screen of mature street trees.

B10. Its design fits comfortably with the "Old World" character of Edward Kuster's Court of the Golden Bough. As late as 1940 Dr. Ages partnered with J.C. Phillips in purchasing the property on the north side of 6th, opposite Devendorf Park, for a proposed hotel project to be called the Gates-Phillips Carmel Hotel. Gates had been a strong supporter of Devendorf Park. She continued to practice pediatrics in Carmel until her death in 1947. A brilliant scientist, intellectual, and committed community activist, Dr. Gates was also one of a number of educated, independent women who designed and constructed buildings during Carmel's formative years.

Fred McCrary, Dr. Gates' building contractor, was more well known for his work in Monterey and Salinas. He was a native of North Carolina who moved as a youth with his family to Terre Haute, Indiana, where he joined his contractor father in business as a carpenter. He supervised construction on the Fine Arts Building and Festival Hall of the Panama-Pacific International Exposition in San Francisco. After the fair, he moved to Pacific Grove where he continued a successful career as a building contractor.

In spite of numerous changes over time, the Amelia Gates Building remains as one of the principal visual anchors at the western end of Carmel's commercial core. Anyone who knew the building during its early days would have no problem recognizing it today. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 3019-

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5D1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder) *La Rambla Bldg.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

Not for Publication ☐ Unrestricted ☐

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*2 S/of Ocean, W/side Lincoln (Blk 74, Lot 9)*

Parcel No. *010-201-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story, wood-framed Spanish Eclectic commercial building rectangular in plan, w/a central arcaded pass through on the first floor. the exterior wall cladding is a textured cement stucco. The second floor, along the facade, slightly overhangs the ground floor, and exhibits shaped, decorative brackets above the arcade entry and to the north, between two large, stuccoed braces. A slightly projecting tower w/very low-pitched roof, and a narrow surround of false half-timbering at the eave line, is found at the SE cr. of the second story. This feature, and a low-pitched roof dormer, near the NE cr. of the building have large recessed round-arched bays, w/ glazed French doors opening out onto narrow balconies w/wrought iron railings. The ground floor is characterized by three large, round-headed openings. Two are display windows, flanking the central pass through. The display windows sit below each of the second story balconies. A pair of small, wrought iron grilled windows, set in the second story wall, above the arched pass through, complete the composition of solids and voids along the facade. The entry to the pass through has angled niches w/stuccoed drop pendants on either side as one enters. The pass through has flat, ladrillo type ceramic tiles for flooring, and an open, straight-approach wooden staircase on the south side, towards the west end of the arcade, w/a landing that crosses to the north.*

5b. Resource Attributes: (List attributes and codes)

P4. Resources Present



Building



Structure



Object



Site



District



Element of District



Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3020-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1929 carmel bldg. records*

P7. Owner and Address

*Alan R. Kiester, et. al.  
24272 Queen Anne Dr.  
Philomath, OR 97370*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *1/30/2003*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

*one*

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) La Rambla Bldg.

B1. Historic Name: La Rambla Bldg.

B2. Common Name:

B3. Original Use: commercial

B4. Present Use: commercial

B5. Architectural Style: Spanish Eclectic

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1929 (CBP# 2139); minor add 1938 (CBP# 443); reroof 1991 (CBP# 91-54); reroof w/add 1994 (CBP# 94-217)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: commercial plant nursery use to rear (west) introduced in 1957

B9a. Architect:

b. Builder: A. Carlyle Stoney

B10. Significance: Theme: Arch. & Econ. Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: two-story commercial

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

La Rambla is significant under California Register criterion 3, in the area of architecture, as an excellent example of the commercial work of noted Carmel contractor, A. Carlyle Stoney, as one of the three remaining arcaded Spanish Eclectic style commercial buildings in Carmel, and as a contributor to a potential downtown historic district. One of the more interesting features of the Carmel downtown business district is its maze of mid-block pedestrian pass throughs, from street to street. This phenomena was introduced to the village in the mid-1920s with a commercial building boom that saw the creation of several romantic revival style mixed-use building complexes. The first was Edward Kuster's Court of the Golden Bough, at the SE cr. of Monte Verde & Ocean. Kuster fronted his Golden Bough Theatre with an open Carmel stone courtyard and several small specialty shops of medieval European design. His project initiated the employment of romantic revival forms, especially the Tudor and Spanish Eclectic revival styles, to replace the older, western false front stores and shops that constituted the business core. Tudor influenced designs moved east along Ocean from Monte Verde, while the somewhat later Spanish Eclectic forms developed along 7th, between Lincoln and Dolores Street. By the late 1920s, both styles were freely intermixed as the village took on a new commercial look. These complexes tended to establish small shops on the ground floors, w/studio and residential quarters on the second. The arcaded passages, so common the the Spanish Eclectic mode, were ideal for these uses. The best remaining examples are El Paseo (1928), with a T shaped interior court, at the NE cr. of 7th & Dolores, Las Tiendas (1929), on the south side of Ocean between Dolores and San Carlos, and Las Ramblas. It is the quality of these public spaces, with their intimate scale, and rich decorative vocabularies, that has done as much to give Carmel its architectural reputation as a village in a forest, as the woodsy homes and fairy-tale cottages of its residential district.

B11. Additional Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Carmel Pine Cone, 8/19/49

Sanborn insurance maps of Carmel, 1930, 1930-69

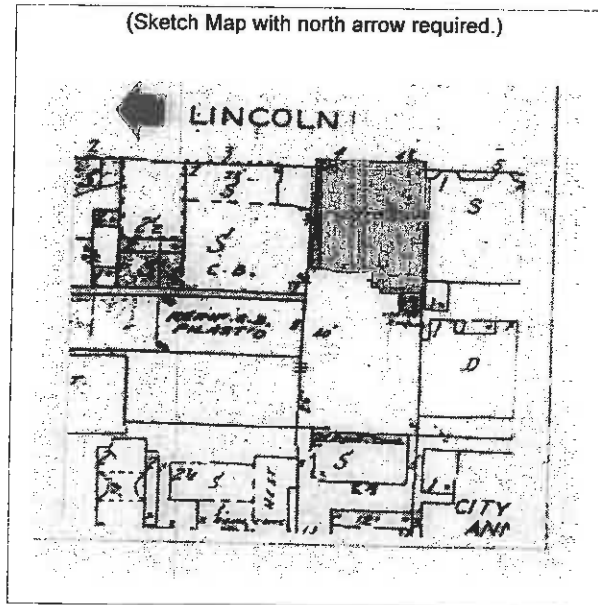
B13. Remarks: Zoning C-1-C  
CHCS (AD/ED)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 1/30/2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Age of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

La Rambla Bldg.

Date 1/30/2003

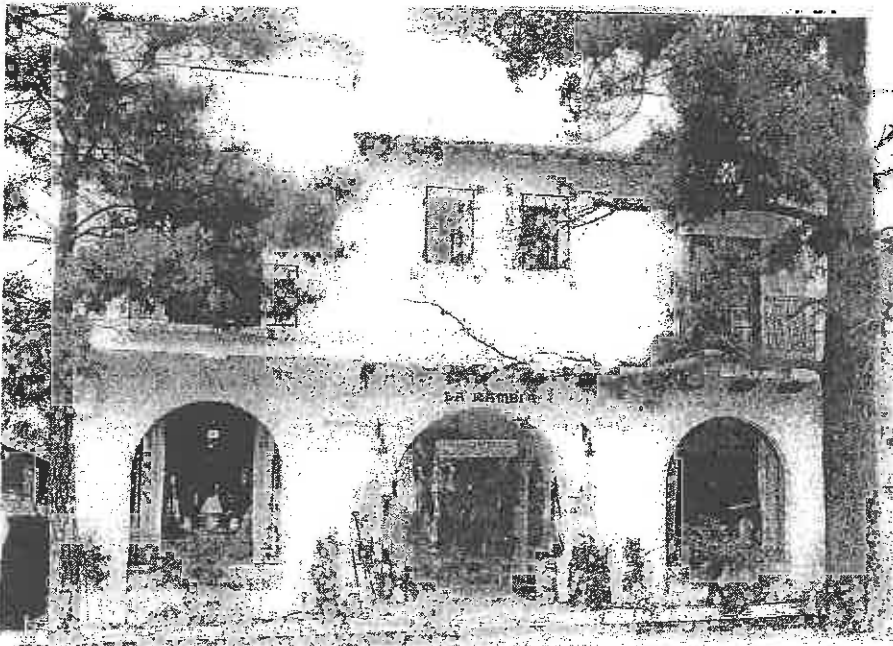
☒ Continuation ☐ Update

B10. Significance

P3. Shaped, flat-board balusters make up the railing of this feature. A low-pitched, gable-roof w/skylight was added above the arcade pass through in a 1994 reroofing. This project saw the loss of the original mission tile roof covering and its replacement with composition shingle. Fenestration includes round-arched wood doors & windows for the shops along the inside of the arcade. There are round-arched windows in the rear (west) of the ground floor, facing a plant nursery in a large, terraced patio, below to the west. The second floor is characterized by bands of multi-paned, steel casement type windows along the sides and rear (west) elevations. La Rambla is sited abutting the sidewalk along Lincoln, behind a screen of street trees.

B10. Guy O. Koepp came to Carmel in the early 1920s as an unlicensed architect. Most of his major commercial work appears to have been done in the later 1920s and into the 1930s, when he designed at least four major commercial buildings in the business core. They included La Rambla, the Goold Bldg. at the NE cr. of San Carlos & Ocean, a replacement building for the old Manzanita Hall, at the SW cr. of Ocean and Mission, w/M.J. Murphy as contractor. This building and the Reardon bldg., which housed the Carmel Dairy, still frame the visual entry to Carmel's commercial core. Koepp and Murphy also collaborated on the new Manzanita Clubhouse on Dolores. Koepp also did residential design. Among those known are his own home, in Carmel Woods, the Alan Knight Hse., and the Webb Hse. Koepp moved to Los Angeles at the outbreak of WWII, and died in Beverly Hills in 1959. Contractor A. Carlyle Stoney came to Carmel in 1917 from Utah, where he had been associated with the Brigham Copper Mines for some time as an engineer, after taking a degree from the University of Utah, at Salt Lake. He came with his four brothers, Maurice, Robert, Paul and Ronald, who were carpenters, and went to work for M.J. Murphy. They built a home on Carmel Point, adjacent to the old Abalone League baseball field, and worked for Murphy until forming their own building enterprise in 1925. A.C. Stoney's name is the only one that appears on the building permit for the La Rambla Bldg., suggesting he may have also been the designer. There were available examples of the Spanish Eclectic style he might have referenced. The only apparent change to the facade of the 1929 is the loss of the mission tile that capped part of the roof system. Anyone familiar with Carmel in the early 1930s would easily recognize the La Rambla Building today. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

(View toward ). Photo No: 3021-.



**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

582

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Spinning Wheel Restaurant*

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*4SE of Ocean on the East side of Monte Verde (Blk 74 wpt Lot 10)*

Parcel No. *010-201-014*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story concrete block & wood-frame Monterey Colonial style commercial building, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is concrete block on the first floor, covered with a smooth cement stucco finish on the north side elevation, and wood-frame on the second floor with a cement stucco finish all around. The low-pitched intersecting hip and gable roof has exposed rafter-tails, which are faced with a simple wood fascia. The west-facing facade is side-gabled, with the roof plane forming the covering for a full-width open cantilevered balcony on the second floor. The roof is supported by four large, square wood posts with a simple rail and balusters. The balcony rests on steel joists cased in wood. There is one brick chimney present. It is an exterior eave wall type located on the south side-elevation, just forward to the ridge line of the gabled portion of the roof. The facade is characterized by a large, angled bay with a fixed multi-paned focal window on the south side of the ground floor, fronted by a low brick planter. This feature is capped with a small copper roof. Paired sets of glazed wooden French doors on the second floor balcony frame a central fixed plate-glass window of the same dimension. All openings are flanked by full-height wood-paneled shutters with louvers above. The entry door is located on the north side of the facade. It is a wood-paneled Dutch-door, glazed above.

j. Resource Attributes: (List attributes and codes) *HF6 - 1-3 story Commercial Building*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*Looking NE at the west facing facade and south side-elevation, 6/4/06, #004770-5A*

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

*1952 Carmel bldg records*

P7. Owner and Address

*Mr. Dennis Levett  
P.O. Box 6286  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *6/5/2006*

P10. Survey Type: (Describe)  
*Intensive, CEQA required review*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

- ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S2

Resource Name or #: (Assigned by recorder) *Spinning Wheel Restaurant*

B1. Historic Name: *Spinning Wheel Restaurant*

B2. Common Name:

B3. Original Use: *restaurant*

B4. Present Use: *commercial office space*

B5. Architectural Style: *Monterey Colonial Revival (commercial)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1952 (CBP# 2308); wood shingle roof replaced w/composition roof 1996 (CBP# 96-80; wood balcony repair 1997 (CBP# 97-93)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Edwin L. Snyder*

b. Builder: *Monterey Peninsula Builders*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel*

Period of Significance: *1952*

Property Type: *commercial (restaurant)*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Spinning Wheel Restaurant is significant under California Register criterion 3, in the area of architecture, as the only identified commercial design of noted post WWII Bay Area and Carmel architect Edwin L. Snyder.

Architect Edwin Lewis Snyder (1888-1969) was a native of Stockton, educated at U.C. Berkeley and the *Ecole des Beaux Artes*, in Paris. He worked for twelve years in the office of Charles P. Weeks and Clinton Day in San Francisco. He then became the chief designer for the large east bay real estate firm of Mason-McDuffie where he designed high quality period revival residences for subdivisions in Berkeley and Sacramento. Later he opened his own office in Berkeley, and taught architecture at his alma mater, U.C. Berkeley. His first known Carmel residential design was his own vacation home on Casanova near 13th in 1937 (since altered). He apparently became active in Carmel about 1940. He moved to the village in 1947 and established an office in the Seven Arts Building, where he practiced into the early 1950s. He later moved to Lodi, where he died in 1969. Articles on his work were published in the *California Architect and Engineer* in 1932 and 1936.

Snyder was one of a group of traditional mainstream architects who influenced building design in Carmel in the early post WWII era, as a counterpoint to emerging modernist trends. His residential designs generally followed then current national styles while referencing Carmel's unique building traditions and incorporating them into his work. So too his only identified commercial building, the 1952 Spinning Wheel Restaurant. Snyder employed a modified Monterey Colonial Revival style in his mixed use commercial-residential building to afford the owners comfortable living quarters with an ocean view above their successful restaurant. The multi-paned angled-bay focal window of the restaurant with its copper cap provided just enough character to relate it to the European inspired retail and visitor accommodating facilities along Monte Verde Street.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Carmel building records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement, 1997*

*Game & Gossip Magazine, June, 1958; April, 1959*

*Personal interview with Ronald Motta, so of original owners, 6/6/06*

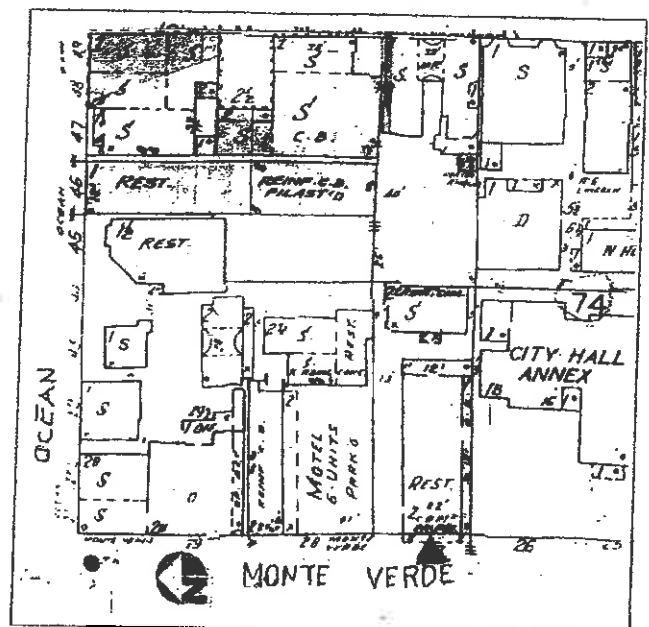
*Sanborn fire insurance map of Carmel 1930-1962*

B13. Remarks: *Zoning RC*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/5/2006*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Spinning Wheel Restaurant*

Recorded by: *Kent L. Seavey*

Date *6/5/2006*

☒ Continuation ☐ Update

*P3. It replaced the original two-panel wood door sometime after 1958. There is a recessed wooden staircase found toward the east (rear) on the north side-elevation that leads to a second floor walkway accessing several guest rooms along the north, east and south elevations at the second floor. Fenestration is irregular with a combination of single and paired multi-paned steel casement industrial windows. Original ground-floor windows on the secondary rear elevation were changed to French doors at some time in the recent past. No building permits were found for this work. The building is sited adjacent to the Carmel City Hall, in a wooded mixed use residential and commercial district of one-story homes and two and three-story retail and visitor accommodating facilities of differing ages and styles.*

*B10. The Spinning Wheel Restaurant was established by Joseph and Clara Motta, a Northern Italian couple from Greenwich Connecticut who had spent their summer vacations visiting Carmel. Joseph was a retired butcher who operated the kitchen, and his wife Clara managed the restaurant. The Spinning Wheel Restaurant was a Carmel fixture for almost thirty years. The subject property is the only identified example of a commercial building by noted Bay Area and Carmel architect Edwin L. Snyder. The building's modified Monterey Colonial Revival design reflects a continuation of Carmel's tradition of period revival architecture in its downtown business district in the post WWII era. The building retains much of its physical integrity as constructed in 1952, with some window and door changes. The property continues the theme of architectural development, established in the 1997 Carmel Historic Context Statement, in that it contributes to the understanding of the overall design character of the community.*

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1/5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Carmel City Hall

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 NE of 7th, E/side Monte Verde (Blk 74, Lots 12, 14, 16)

Parcel No. 010-191-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed building, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle & textured cement stucco. The original church building was rectangular in plan. Between 1917 & 1928 it was expanded to its current general configuration. A vestibule & bell tower were added in 1928, and removed in 1953. The last major remodel was in 1985 when the building took its current form. The steep-pitched gable roof of the original All Saints Church has been repeated throughout the irregularly shaped cross-gabled roofing system. It is covered in wood shingle. The present flat-roofed classical portico entry to the council chambers, w/a simple entablature carried on thin, split pilasters, was added by architect George Wilcox in 1953, when the circular Rose window was removed and shingled over. It appears, from available plans and drawings, that the fenestration has been altered over time as well. The current system of windows consists of a series of single, paired and banked multi-paned wood casement type, generally of the same size, found on the public elevations, w/anodized metal sliders along the rear (east) elevation, which is also the stuccoed portion of the building. One lancet window remains on the rear elevation from the period of church use. The city hall sits well above, and back from Monte Verde. It is reached by a series of open concrete steps and walkways, flanked by Low Carmel stone retaining walls, w/wide wooden hand- rails supported by narrow metal posts.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3022-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1913 Carmel bldg. records

P7. Owner and Address

City of Carmel-by-the-Sea

City Hall

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 11/22/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) Carmel City Hall

B1. Historic Name: All Saints Church

B2. Common Name: Carmel City Hall

B3. Original Use: church

B4. Present Use: city hall

B5. Architectural Style: Shingle style

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1913; add. 1921 (Cbp#207); parish hall 1917 (Murphy worksheets); add. 1921 (Cbp# 207); parish hall & possibly bell tower 1928 (Cbp# 2019); bell tower removed 1953 (Cbp# 320); parking lot added 1956; add storage area 1972 (Cbp# 72-173); alt & add to s/side (Cbp#73-107); major remodel 1985 (Cbp# 85-14); wood deck to rear 1989; reroof 1993 (Cbp#

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: rectory removed from Lot 16 in 1955.

B9a. Architect: Albert Cauldwell (1913)

b. Builder: M.J. Murphy (1913) Keeble & Rhoda (1985)

B10. Significance: Theme: Govt. Civic & Soc. Inst.

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: govt. bldg. (city hall)

Applicable Criteria: CR 1

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Carmel City Hall is significant under California Register criterion 1, in the area of history as the seat, and center of political activity since 1946. Prior to its conversion from religious to secular service, City Hall had been the All Saints Episcopal Church. It was designed in 1913 by Albert Cauldwell, a San Francisco architect, and constructed by M.J. Murphy of Carmel. Murphy built additions to the church, as its use expanded, concluding with a parish hall to the north in 1928.

The City of Carmel by-the-Sea had conducted the business of the community from rented space since its incorporation in 1916. First in the Philip Wilson Bldg., at the NW cr. of Ocean & Dolores from 1917 to 1927, then from the second floor of the Oakes Bldgs on the west side of Dolores between Ocean & 7th. On September 6, 1946 Mayor Fred Godwin and the city council accepted an offer by All Saints Church to purchase the facility, including the rectory, parish hall and two vacant lots for a permanent city hall. There is no record of physical change in the building complex until early 1953, when architect George Wilcox reworked the building, removing the church bell tower & vestibule, shingling over the original Rose window in the west elevation, and designing a new portico entry to the council chambers in a more classical (secular) form. Architectural modernist Henry Hill made additions to the south side-elevation, for the Planning Dept. in 1973, which were revised and altered in the last major remodel, by the local firm of Fred Keeble & George Rhoda in 1985. The end product of all this modification and change over time is a simple, but dignified shingled complex of steeply-pitched projecting bays, w/ single, paired and banked multi-paned wood windows, that echo in many ways (including its natural landscape setting) the early character of much of Carmel's residential housing.

B11. Additional Resource Attributes: (List attributes and codes)

HP14 - Government building

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Gilliam, H., & A., *Creating Carmel*, Gibbs-Smith Pub.: Salt Lake  
City, 1992

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa  
Cruz, 1980

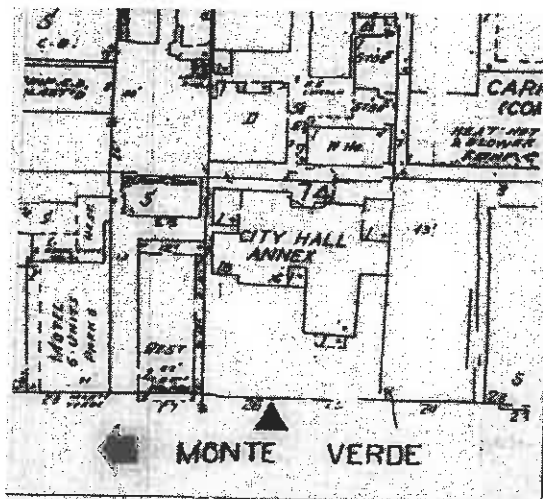
B13. Remarks: Zoning C-1-S  
CHCS (GCSI)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 11/22/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page of Resource Name or #: (Assigned by recorder)

Carmel City Hall

Recorded by: Kent L. Seavey

Date 11/22/2002

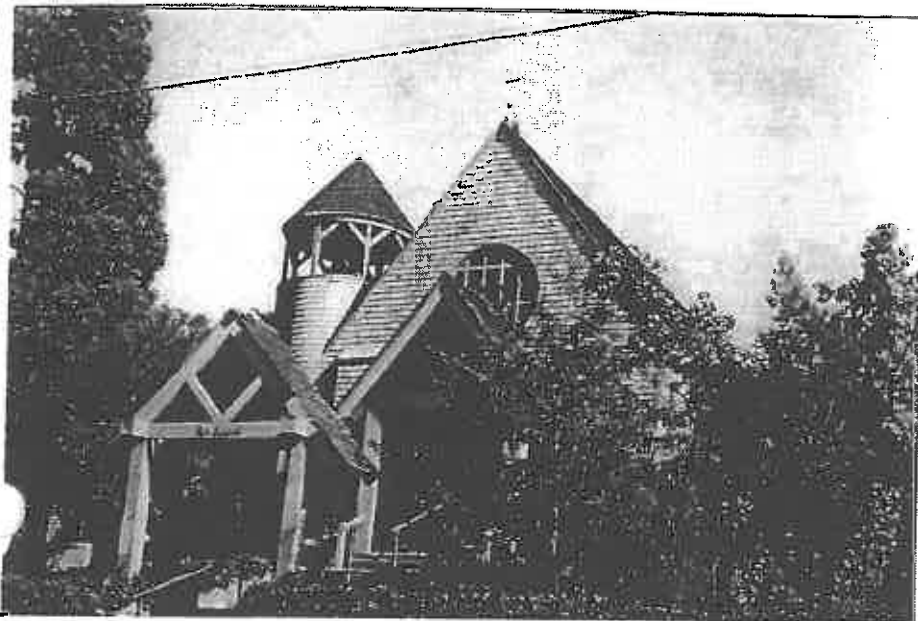
☒ Continuation ☐ Update

P3. The building is surrounded by mature pines and oaks in a natural landscape setting, w/mature shrubbery along the s/side elevation, abutting the macadamized parking lot.

B10. In 1946 Carmel not only got a new seat of government but also a new department, when it established its first planning commission. Its initial makeup included a majority of Carmel oldtimers, including Forest Theater founder Herbert Heron, Carmel's "builder of dreams" Hugh Comstock, former city councilwoman and conservationist Clara Kellogg, and Florence Josselyn. The group formalized many of Carmel's earlier traditions into a new zoning code. They controlled commercial signage and outdoor advertising, kept buildings at a two story height, w/the scale of private homes limited to a proportion of the lot size, required landscaping adjacent to new construction, controlled the removal of trees, and kept the sidewalks unpaved outside the business district, but were not successful in slowing visitor accommodating development in the 1950s. In 1958 Arts and Forestry commissions were established. In 1964, the city purchased Sunset School for a cultural center that continues to house the internationally famous Carmel Bach Festival. It saved the Forest Theater in the 1970s.

In the 1960s, Carmel's governing body gained national notoriety for expelling "hippies" from Devendorf Park. A later controversy over take-out ice cream also made the national press. Throughout this period colorful local figures like Gunnar Norberg and Barney Laiolo traded places on the city council from time to time, representing the interests of art vs. commerce. Even film icon Clint Eastwood served a stint as mayor. Carmel continues to wrestle with the issues of art vs. commerce, and growth vs. tradition, a work in progress through the municipal process, in the same city hall it has occupied since 1946. Though the former church structure lost its original vestibule and bell tower fiftyyears ago as it moved from religious to secular purposes, Carmel City Hall retains sufficient integrity for inclusion in the historic survey. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of government, civic and social institutions.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3023-, .

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1/5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Sundial Lodge

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 7th, E/side Monte Verde (Blk 74, Lots 18, 20)

Parcel No. 010-191-005

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A three-story, wood-framed hotel, rectangular in plan w/an open interior courtyard, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco, w/a rough textured veneer on the first floor of the west facing facade, built-up and scored as stone, in an ashlar pattern. The steep-pitched hipped roof is covered in a fiberglass, or cementitious shingle. The roof-planes on the north and south sides of the interior court extend down to the first floor level, and have a series of hipped roof dormers looking into the courtyard below, four on the north side, and three on the south side. There are five interior type stucco-clad false chimneys on the intersecting roof system. Two appear on the west facing facade, one in the ridge line just north of the main entry, and the second just south of the main entry, placed in the roof-plane on the east side of this elevation. The one to the south has a pair of decorative chimney pots. Two more false chimneys appear centered in either side-elevation, both on the interior roof-planes, facing the open courtyard. The fifth chimney is on the ridge line of the east (rear) elevation, toward the SE cr. of the building. There are two towered components of the west facing facade. One at the SW cr is flush w/the building envelope and has a steeply-pitched pyramidal roof, w/small dormer window facing west. The second, toward the NW cr. of the facade is one bay wide, and projects slightly over the ground floor. It also has a steeply-pitched pyramidal roof, but w/out a dormer window.

4b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 3024, .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930 Carmel bldg. records

P7. Owner and Address

Daiki (USA) Corporation

55 5th Street

San Francisco, CA 94103

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 12/5/2002

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")

armel by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Continuation Sheet

☐ Location Map

☐ Building, Structure, and Object Record

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Sketch Map

☐ Archaeological Record

☐ Linear Feature Record

☐ Artifact Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *Sundial Lodge*

B1. Historic Name: *Sundial Court*

B2. Common Name:

B3. Original Use: *hotel*

B4. Present Use: *hotel*

B5. Architectural Style: *Medieval revival (Czechoslovakian source)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1930 (Cbp# 2231); interior alterations 1947 (Cbp# 2248); repair interior fire damage 1956 (Cbp# 2849); foundation work 1956 (Cbp# 2848); subdivide interior offices 1957 (Cbp# 3072); enlarge lobby 1968 (Cbp# 4861); add restaurant 1978 (78-19); interior remodel 1982 (Cbp# 82-52); interior remodel 1989 (Cbp# 89-216)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Albert Farr*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural & Economic Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *hotel*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Sundial Lodge is significant under California Register criterion 3, in the area of architecture as one of the few remaining visitor accomodating facilities from the late 1920s and early 1930s that essentially maintains its original exterior appearance. It is also significant as the work of noted San Francisco architect Albert Farr. The design inspiration was that of Allen Knight, one of Carmel's most colorful figures. Knight was an inveterate traveler, and had seen such buildings on a visit to eastern Europe. In 1929 a *Carmel Pine Cone* article on the proposed hotel noted that, "the architecture is European, probably more Bohemian than of any other national type, and fits in well with Carmel's general scheme". This referred to the concentration of Medieval influenced romantic revival commercial buildings in the general area of Monte Verde, Ocean Ave. & Lincoln that had helped define Carmel as a village in a forest during the 1920s. Other architectural influences from southern Europe were at work as well in the commercial district, adding to the eclectic character of the community. Allen Knight would later serve as both city councilman and mayor of Carmel.

Architect Albert Farr was a specialist in domestic architecture in the San Francisco Bay Area. His most well known commission was "Glen Ellen" in Sonoma County, the first home of Jack London. He had worked in the offices of Clinton Day and the Reid Bros. before going into practice on his own.

Michael J. Murphy was the builder. Murphy was one of the earliest and most prolific builders in Carmel, constructing as many as 350 structures in the village during his long career, from about 1902 to the early 1940s. He is credited with establishing the residential look of Carmel during the important period of development between 1904 and the mid 1920s. It is probable that much of the material for the Sundial Court came from Murphy's local building supply company. Noted artist Henrietta Shore used one of the commercial spaces on the north side of the building as her painting studio during the 1940s.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Fremier, Allene, Allan Knight, Beloved Eccentric, Boxwood  
Press: Pacific Grove, 1984*

*Sanborn fire insurance maps of Carmel 1930-1930-62*

*Albert Farr, Obit., American Architect, Oct. 1946*

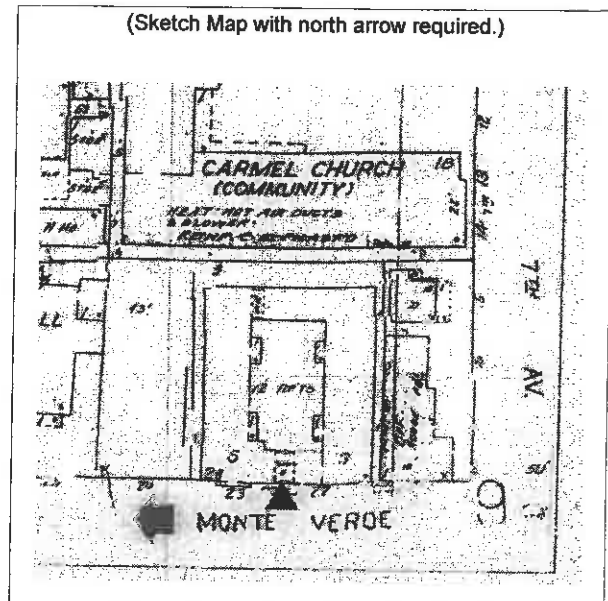
B13. Remarks: *Zoning RC  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *12/5/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Primary #

HRI #

Trinomial

Name of Resource Name or #: (Assigned by recorder)

Sundial Lodge

Recorded by: Kent L. Seavey

Date 12/5/2002

☒ Continuation ☐ Update

P3. There is also a slightly projecting gabled bay on the facade, at the inside cr. of the tower to the SW. This feature has four exposed decorative brackets at its base. There are two tiny eyebrow vents in the roof-plane of the west (front) elevation, evenly spaced between the projecting bays, close to the eave line. The current gutter system conceals the exposed rafter-tails at the eave line. The first floor of the hotel, along Monte Verde was designed as retail space, and is characterized by wide, segmentally arched bays, paired on either side of the central round arched entry. The windows in these bays are large, multi-paned glazed panels w/thick muntins. There are central doorways in the two bays closest to the hotel's arched entry passage. The bays to the south of the entry are capped by false voussiers. A raised decorative Gothic ogee molding w/acorn details at its peak and ends, caps the principal entry. Fenestration is otherwise irregular w/a combination of single, paired and banked multi-paned wood casement type, w/planked wood shutters. The casement windows along the exterior of the building on the north, south and east elevations lack muntins, while the windows opening onto the interior courtyard do have them. This is per the original 1930 specifications, on file w/the Planning Dept.. The central windows in the third story of the west facing facade, above the entry, originally had diamond paned leaded glass windows, but now are single paned. The only other apparent change to the fenestration is the appearance of several wooden window boxes along the west facing facade. The interior court rises in a series of terraces, connected by open steps, all covered in red brick decking. The perimeter of the courtyard is planted w/low shrubbery and flower beds, w/deck furniture placed about. There is a round arched cloth canopy fronting the central entry, that does not appear in the original drawings. The hotel looks essentially as it did when constructed in 1930. Of interest is the fact that architect Farr had originally intended to use some false half-timbering on the building, but for some reason, probably economic, canceled their use in a change order attached to the original specifications.

B10. The design for the Sundial Court was conceived by one of Carmel's most colorful figures, Allen Knight. His ideas were realized by noted San Francisco architect Albert Farr, and the work was executed by Carmel's premier master-builder M.J. Murphy. The design of the building was clearly in keeping with the desired "old world" ambiance established in the lower portion of the business district in the early 1920s, to maintain the aesthetic sense of the place as a village in the forest. The success of that venture is visible today. That there has been little change to the exterior appearance of the Sundial Lodge is a credit to its designers whose understanding of the diverse, individual and eclectic nature of the village continues to be appreciated for its aesthetic qualities, and economic benefits to the community. Sundial Lodge clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 551/5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) Mary Dummage Shop

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S.W. Corner Ocean and Dolores  
(Block 75 North part 1)

Parcel No. 010-147-018

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story rectangular flat roof stucco building with a second story projecting window bay on the north (Ocean Avenue) elevation supported by five extended wood beams evoking pueblo "Vegas." A glass and wood Craftsman-style Dutch door and a large fixed pane show window with multi-pane transom above define the lower north elevation. The east elevation (on Dolores) has two 2-story projecting bays that have large fixed pane with multi-pane transom show windows on the ground floor and ribboned 3 over 1 casement windows for the upstairs apartment. A wood trellis set into the wall behind a low curving stucco wall defines the corner. The roof line has an undulating parapet that expresses the pueblo revival style that was prominent in the 1920s.*

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking SW at the N facing facade & E side elev.,  
6/10/01, #6372-16

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1928 - Carmel Building Files

P7. Owner and Address

Marina Square Partners L.P.  
Suite 2 - 1200 Concord Avenue  
Concord, CA 94520

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922

P9. Date Recorded: 11/30/2002

P10. Survey Type: (Describe)

HRI Carmel 2001-02

P11. Report Citation: (Cite survey report and other sources, or enter "none") Carmel Historic Survey 1989-1997

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder)

Mary Dummage Shop

B1. Historic Name: Mary Dummage Shops

B2. Common Name: Corner Cupboard

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Pueblo Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #778 (June 1924) - Build two-story frame and stucco commercial building (\$2,500) Owner: Mary Dummage;  
Architect/Contractor: E. Percy Parkes

(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Earl Percy Parkes

b. Builder: Earl Percy Parkes

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940 Property Type: C-1

Applicable Criteria: CR #3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mary Dummage Shops qualify under California Register Criteria #3 as significant for being designed and constructed by Earl Percy Parkes in 1924. The Neo-Pueblo design was also utilized by Parkes in his own home (1923) on the sand dunes of Carmel Beach. The site on the S.W. corner of Dolores and Ocean was also the site of Carmel's first restaurant, a tent on top of a wooden platform, built by Frank Devendorf for Mary Norton (later Dummage) in 1903. Mary's son, Bob Norton, became one of Carmel's Police Chiefs, and her sister was married to Philip Wilson whose building (N.W. corner of Ocean and Dolores) became Carmel's first city hall.

The Pueblo Revival Style became popular in the 1920s with its flat roofs and stuccoed walls emulating the original California adobes. Many local architects, including Robert Stanton, utilized the style in Carmel, Monterey and Pacific Grove. Dolores Street between Ocean and 7th is Carmel's most architectural and historical commercial corridor, showcasing designs by M. J. Murphy, Hugh Comstock, Percy Parkes, C. J. Ryland, Thomas Morgan, Pedro Lemos, and the Bay Area firm of Blaine and Olson.

Carmel's first city hall, post offices, art galleries, commercial banks, and the Pine Cone offices were located in this still intact city block.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Upstairs Apartment

B12. References:

1. Carmel Building Files, Planning Department, City Hall
2. Carmel Historical Context Statement (1996)

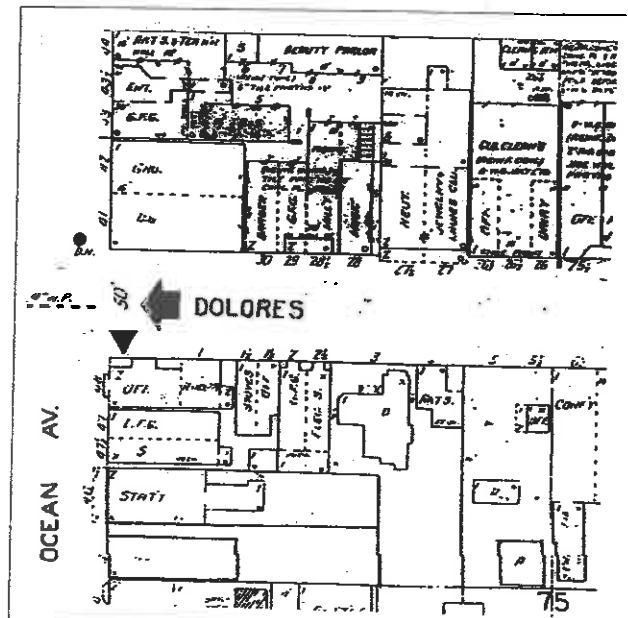
(See Continuation Sheet)

B13. Remarks: Zoning:  
AD/ED - CHCS

B14. Evaluator: Richard N. Janick

Date of Evaluation: 11/30/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Mary Dummage Shop

Recorded by: Richard N. Janick

Date 11/30/2002

☒ Continuation ☐ Update

B. 12. References (Continued from Page 2)

3. Hale, Sharon, "A Tribute to Yesterday," Valley Press, Santa Cruz, 1980
4. "Nortons Ran First Restaurant," Carmel History, Monterey Peninsula Herald, October 1966
5. "A Little Slip Here and There, and Carmel, a Dry Town, Became Wet, Mrs. Dummage Remembers When," Monterey Peninsula Herald, March 30, 1951
6. "Another Carmel Home, Percy Parkes Makes Own Home in Carmel," Peninsula Daily Herald, Saturday, March 17, 1923
7. Sanborn Fire Maps, 1910, 1924, 1930

B. 6. Construction History (Continued from Page 2)

2. Permit #2021 (July 2, 1928) - Addition: wood and stucco Owner: Mary Dummage; Contractor: E. Percy Parkes (\$1,500) Specification in file
3. Permit #869 (June 2, 1941) - Two-story addition, wood and stucco. Owner: Mary Dummage; Contractor: M. J. Murphy (\$800)
4. Permit # 96-92 (November 20, 1996) - Remodel windows (\$44,000) Architect: Alan Turpen Assoc.; Owner: Sierra Continental Properties
5. Permit #02-14 (May 21, 2002) - Interior Upstairs Apartment remodel Contractor: R. L. Construction (\$20,000)

B. 10. Significance (Continued from Page 2)

EARL PERCY PARKES

Earl Percy Parkes, better known to his friends by his second name of Percy, was a native of the old Buckeye state but was a California resident for years. He was born in the city of Port Clinton in Ottawa County in northwestern Ohio, on May 2, 1884, the son of William H. and Louise (Barnes) Parkes. His father was a well-to-do shoe merchant in Port Clinton and was long regarded as one of the substantial citizens of the community. Reared in Port Clinton, an attractive old town on Lake Erie, Percy Parkes attended schools there and was graduated from high school. He also received a good business education. As a young man, he worked with the passenger department of the Rock Island Railroad Company. It was during his years as a traveling excursion agent for the company that he came to California. After becoming a resident of California he entered the university at Los Angeles to study law. However, before completing the course and taking the final examinations, Parkes became connected with the extensive realty operations then being carried on in Los Angeles, and in 1911 established himself in that city as a building contractor. Mr. Parkes was engaged as a builder in Los Angeles for seven or eight years until he transferred his operations to Carmel in 1919 where he was quite successful. The considerable increase in the population and material interests of the village during that time owed much to his enterprise and energetic methods.

Mr. Parkes was twice married and by his first wife had a son, Earl Percy Jr. He and his second wife, Jeannette Hoagland, a native daughter of California, had a son, William Henry. Mr. and Mrs. Parkes took an interest in Carmel's general social and civic activities. Mr. Parkes was a member of the Masonic order and the Monterey Gun Club.

Among the progressive building contractors who did so much toward the advancement of the material interests of Monterey County, Earl Percy Parkes is entitled to special recognition for the fine character of work he did. During his residency in Carmel, he was in charge of a greater part of the really substantial building operations carried on in the community. The evidence of his craftsmanship is visible in the many notable residences erected during that time, and not a few of the more substantial business buildings, including a fine business block that he owned. His good taste and enterprise, coupled with up-to-date construction methods, characterized all these operations, and the attractive appearance of beautiful Carmel-by-the-Sea owes much to this energetic builder.

MARY DUMMAGE

Mary L. Dummage was one of Carmel's very first residents. She originally settled in Pacific Grove in 1889 and was enamored of it's prohibition of liquor. In 1903, she visited Carmel and bought a lot at Ocean and Dolores from Frank Devendorf and Frank Powers for \$300 (\$5 down \$5 a month) and opened a restaurant in a 20' x 30' tent. She eventually acquired additional lots on the west side of Dolores and was instrumental in the economic development of Carmel-by-the-Sea.

A sensitive remodeling of the windows was done in 1996 by architect Alan Turpin. The Mary Dummage Shop (later the Corner Cupboard) meets the criteria under architectural and economic development as stated in the Carmel Historic Context Statement 1996-97.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) Schweinger Building

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
South side of Ocean 3 west of Dolores  
Block 75 Lot 5 Parcel No. 10-147-14

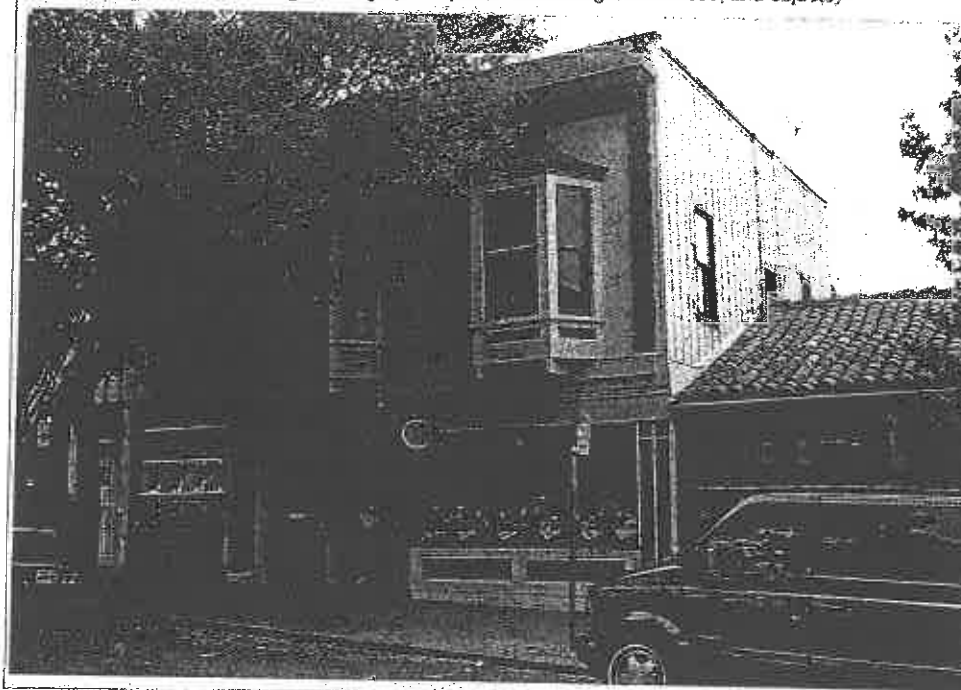
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story false front Victorian wood frame building with 1 x 12 vertical board and batten siding that is still visible on the upper story of the side elevations. The distinctive historical features are the Victorian details that frame and enhance the front facade, particularly the twin second story 3-sided projecting bays with 1 over 1 sash windows with a connecting shingled hipped roof. A large molded cornice supported by projecting corbels at the sides provides a horizontal frame above, and wood quoins frame the sides of the second story. A series of overlapping molded fascia defines the overhang of the first floor bakery with paired wood pilasters the sides. The original facade had a flush dutch door on the lower left leading to stairs to the upper floors and twin central recessed dutch doors providing access to the downstairs shops. Now the upper floor access door is angled toward the center and adjacent to an off center single recessed dutch door to the bakery. A large showcase window with recessed molded panels below dominates the now asymmetrical lower facade. Still, the overall details of the facade are consistent with historical photographs of 1910-1920.

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking at North & West elevations (View toward southeast). Photo No: 6372-17, 6/10/2002

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

c. 1899-1910 Carmel Building Files

P7. Owner and Address

Doris Rayne Trust  
P.O. Box 222055  
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 7/25/2002

P10. Survey Type: (Describe)

Carmel HRI 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none") Carmel Building Survey 1989-1997

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

Schweinger Building

B1. Historic Name: Schweinger Building

B2. Common Name:

B3. Original Use: Bakery

B4. Present Use: Bakery

B5. Architectural Style: Commercial Vernacular with Victorian Facade

B6. Construction History: (Construction date, alterations, and date of alterations)

1. c. 1899-1910 1910 Sanborn Fire Map - Shows twin bay building footprint on site. Photograph by C. Levin c 1916 shows building at site  
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Artie Bowen, with others

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940

Property Type: Commercial Building

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Schweinger Building is significant under California Register Criteria #3 in the area of architectural development. It is one of two 2-story rectangular wood frame commercial buildings still extant on the south side of Ocean Avenue, with second story false-front window bays, that date between 1899 and 1910. This particular building has also housed a commercial bakery on the premises continuously since the first decade of the 20th century when it was established by Ernest "Fritz" Schweinger, who also was sales manager of the Carmel Land Company. The other building of similar design and plan is the Adam Fox building located two blocks to the east on the south side of Ocean between Mission and San Carlos.

The Schweinger Building's Victorian facade on the second floor still retains most of its original details, i.e. wood quoining on the sides, and a projecting cornice on top framing the twin window bays with 1 over 1 sash windows supported by projecting wood corbels. A molded fascia articulate frames the bakery show window on the first floor with twin pilasters on the sides. The Schweinger Building, along with the Adam Fox Building represents two of the oldest commercial buildings in continuous use before the incorporation of the City of Carmel-by-the-Sea in 1916.

The Schweinger Building clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural, economic, and historical development.

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 Upstairs Apartments

B12. References:

1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historic Context Statement 1997
3. 1910 Sanborn Fire Maps

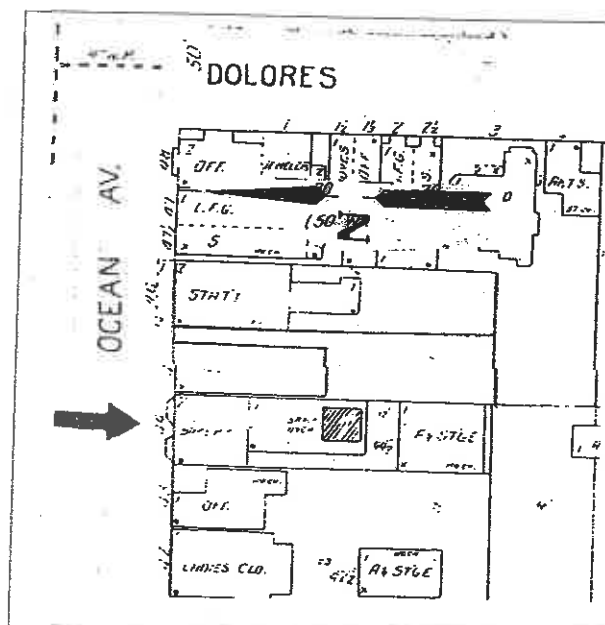
(See Continuation Sheet)

B13. Remarks: Zoning - C-1 CHCS (AD/ED)

B14. Evaluator: Richard N. Janick

Date of Evaluation: 7/25/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Schweinger Building

Recorded by: Richard N. Janick

Date 7/25/2002

☒ Continuation ☐ Update

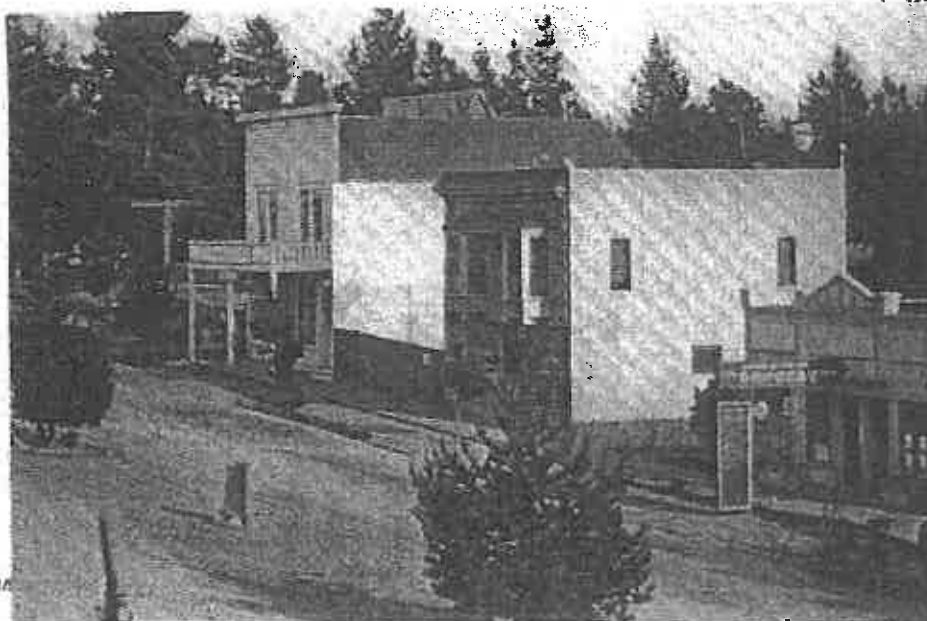
**B. 6 Construction History** (Continued from Page 2)

2. Permit #128 (September 1920) \$2,000 Lot 5 - Addition to rear (Owner: Schweinger)
3. Permit #205 (April 1921) \$250 Lot 5 (Schweinger)
4. Permit #526 (February 1923) \$1,600 Lot 5 (Schweinger)
5. Permit #525 (October 10, 1939) \$500 Lot 5 (Schweinger) Contractor: M. J. Murphy - new store front
6. Permit #3495 (January 19, 1960) \$17,000 Owner: A. S. Baron; Contractor: Ben Logan; Architect: Elston & Cranston - Addition to rear bakery kitchen
7. Permit #4229 (December 31, 1964) \$1,000 Owner: Charley and Doris Rayne; Contractor: Comstock & Associates - new store front for bakery
8. Permit #4751 (February 8 1968) \$3,000 remodel front interior showcase Owner: Hector De Smet (Bakery)

**B. 12. References** (Continued from Page 2)

4. 1916 Photo: Ocean Avenue South side of street Lincoln to Dolores. L. S. Slevin
5. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980, Pgs. 38, 39, 81, 93, 94
6. Carmel Pine Cone, "Hatton Fields," February 2, 1926
7. Hathaway, Pat, California Views Historical Photo Collection, Monterey, CA , Photo: 92-19-07
8. 1912 County Assessment Book - Fritz Schweinger (\$500)

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Looking SE at façade & W/side elevation.  
1916. Pat Hathaway Photo #92-16-30

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (Assigned by recorder)

Mary Dummage Shop

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

E

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side Dolores between Ocean & 7th 1 north of Picadilly Park (Block 75 Lot 9)

Parcel No. 10-147-18

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

An L planned one-story wood frame building with a steep composition front and side gabled roof. Vertical board and batten siding defines the inset pediments framed by rolled composition shingles. The gable facing Dolores has twin fixed glass windows topped by a pyramid window in the pediment and a shallow shed shingled roof below framing a large multi pane fixed show window. Stucco covers all the walls below the roof line. The main arched French style door faces Picadilly Park to the south and is tucked into the side of the front :L. The south gable has a large multi pane fixed pane window below a vertical board and batten pediment. A Carmel stone partition on the northeast corner extends to the eaves of an adjoining building and conceals a passageway to the rear of the property. A low Carmel stone wall to the south defines a small garden area and access to the main door.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

Looking West at East facade. 8/10/02  
#83082-8

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

June-July 1926 Carmel Building Files

P7. Owner and Address

Marina Square Partners LP  
1200 Concord Avenue Suite 2  
Concord, CA 94520

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922

P9. Date Recorded: 9/13/2002

P10. Survey Type: (Describe)

HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 4

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) Mary Dummage Shop

B1. Historic Name: Mary Dummage Shop

B2. Common Name: White Rabbit

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Craftsman - Fairy Tale

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1695 (June 28, 1926) Build one-story wood frame shop (\$1,450) L plan 13 x 18, 8 x 12 feet Architect-Builders: Percy Parkes (Owner: Mary L. Dummage) (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Earl Percy Parkes

b. Builder: Earl Percy Parkes

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1945 Property Type: C-1

Applicable Criteria: CR #3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mary Dummage Shop qualifies for the California Register under Criteria #3 as an example of the Craftsman-Fairy Tale Style of architecture popularized in Carmel in the 1920s by builder Hugh Comstock. The building was designed by Earl Percy Parkes in June 1926 at the exact time the "Tuck Box" by Comstock was under construction diagonally across the street. The "Tuck Box" has become the signature image of the Fairy Tale designs associated with Carmel-by-the-Sea and Comstock. In 1945, M. J. Murphy, the most prolific and eclectic builder in Carmel history, added the stucco exterior and replaced the rolled composition shingle roof as well as adding a Carmel stone partition on the N.E. edge of the building facing Dolores Street.

The original footprint of the building is intact with the addition of a small storage area in 1927 on the back southwest corner and a bathroom to the rear on the northwest corner in 1962. The overall facade has not been altered since M. J. Murphy's remodel of 1945.

Mary L. Dummage was one of Carmel's very first residents. She originally settled in Pacific Grove in 1889 and was enamored of it's prohibition of liquor. In 1903, she visited Carmel and bought a lot at Ocean and Dolores from Frank Devendorf and Frank Powers for \$300 (\$5 down \$5 a month) and opened a restaurant in a 20' x 30' tent. She eventually acquired additional lots on the west side of Dolores and was instrumental in the economic development of Carmel-by-the-Sea. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

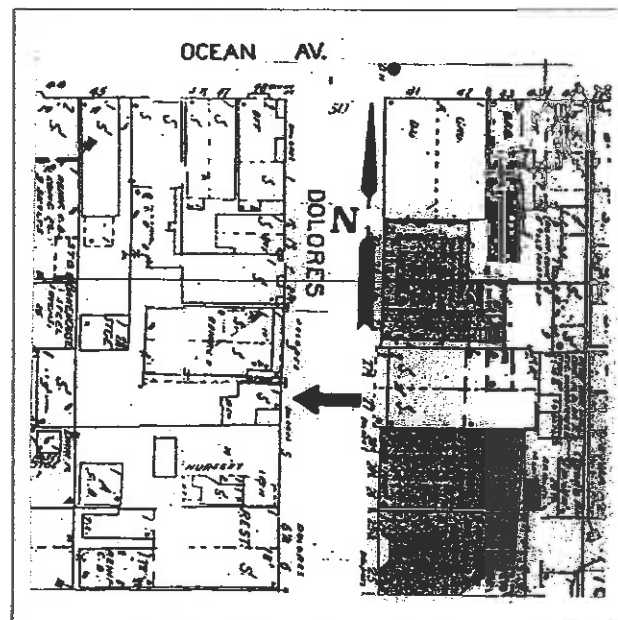
1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historical Context Statement 1997
3. Sanborn Fire Maps - Carmel-by-the-Sea 1910, 1924, 1930 (See Continuation Sheet)

B13. Remarks: Zoning C-1  
AD/ED CHCS - 1997

B14. Evaluator: Richard N. Janick

Date of Evaluation: 9/13/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Mary Dummage Shop

Recorded by: Richard N. Janick

Date 9/13/2002

☒ Continuation ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit # 1823 (February 6, 1927) Extension to shop - rear 6' x 14' (\$200) Owner: Mary Dummage; Contractor: Percy Parkes
3. Permit # 1132 (June 5, 1945) Remodel store and Carmel stone partition N.E. corner of building. Exterior stucco, interior plaster, rewire - re-roof (Composition shingles) \$3,000 Contractor: M. J. Murphy; Owner: Mary Dummage
4. Permit #3866 (June 27, 1962-November 2, 1962) Add bathroom and washroom to rear (\$750) Contractor: George Willox; Owner: J. M. Miller

**B. 12. References** (Continued from Page 2)

4. "A Little Slip Here and There, and Carmel, A Dry Town, Became Wet: Mrs. Dummage Remembers When," Monterey Peninsula Herald, March 30, 1951
5. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980
6. Hathaway, Pat, California Views Historical Photo Collection, #'s 71-01-636, 71-01-6371, 71-01-499 (Lewis Josselyn, 8-3-1930) Street - Dolores - Looking South from Ocean

**B. 10. Significance** (Continued from Page 2)

**EARL PERCY PARKES**

Earl Percy Parkes, better known to his friends by his second name of Percy, was a native of the old Buckeye state but was a California resident for years. He was born in the city of Port Clinton in Ottawa County in northwestern Ohio, on May 2, 1884, the son of William H. and Louise (Barnes) Parkes. His father was a well-to-do shoe merchant in Port Clinton and was long regarded as one of the substantial citizens the community. Reared in Port Clinton, an attractive old town on Lake Erie, Percy Parkes attended schools there and was graduated from high school. He also received a good business education. As a young man, he worked with the passenger department of the Rock Island Railroad Company. It was during his years as a traveling excursion agent for the company that he came to California. After becoming a resident of California he entered the university at Los Angeles to study law. However, before completing the course and taking the final examinations, Parkes became connected with the extensive realty operations then being carried on in Los Angeles, and in 1911 established himself in that city as a building contractor. Mr. Parkes was engaged as a builder in Los Angeles for seven or eight years until he transferred his operations to Carmel in 1919 where he was quite successful. The considerable increase in the population and material interests of the village during that time owed much to his enterprise and energetic methods.

Mr. Parkes was twice married and by his first wife had a son, Earl Percy Jr. He and his second wife, Jeannette Hoagland, a native daughter of California, had a son, William Henry. Mr. and Mrs. Parkes took an interest in Carmel's general social and civic activities. Mr. Parkes was a member of the Masonic order and the Monterey Gun Club.

Among the progressive building contractors who did so much toward the advancement of the material interests of Monterey County, Earl Percy Parkes is entitled to special recognition for the fine character of work he did. During his residency in Carmel, he was in charge of a greater part of the really substantial building operations carried on in the community. The evidence of his craftsmanship is visible in the many notable residences erected during that time, and not a few of the more substantial business buildings, including a fine business block that he owned. His good taste and enterprise, coupled with up-to-date construction methods, characterized all these operations, and the attractive appearance of beautiful Carmel-by-the-Sea owes much to this energetic builder.

**M.J. MURPHY - BUILDER, CONTRACTOR**

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden, Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

(See Continuation Sheet 2)

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 4 of 4**      **Resource Name or #: (Assigned by recorder)**

Mary Dummage Shop

**Recorded by:** Richard N. Janick

**Date** 9/13/2002

☒ Continuation   ☐ Update

**B. 10. Significance (Contined from Page 3)**

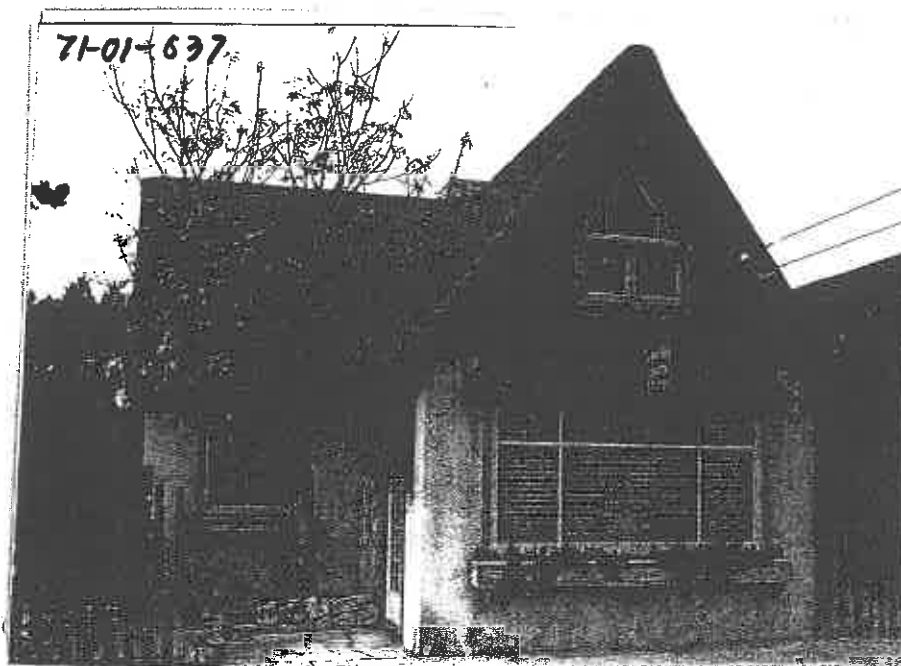
At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J.O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

The Mary Dummage Shop is an excellent intact commercial building that meets the criteria set forth in the CHCS 1997 under architectural and economic development.



**Description of Photo**

Looking West at East facade.  
Pat Hathaway, California Views, 1937  
#71-01-637

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1/5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) Oakes Building

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side of Dolores 4 North of 7th  
(Block 75 Lot 15)

Parcel No. 10-147-4

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

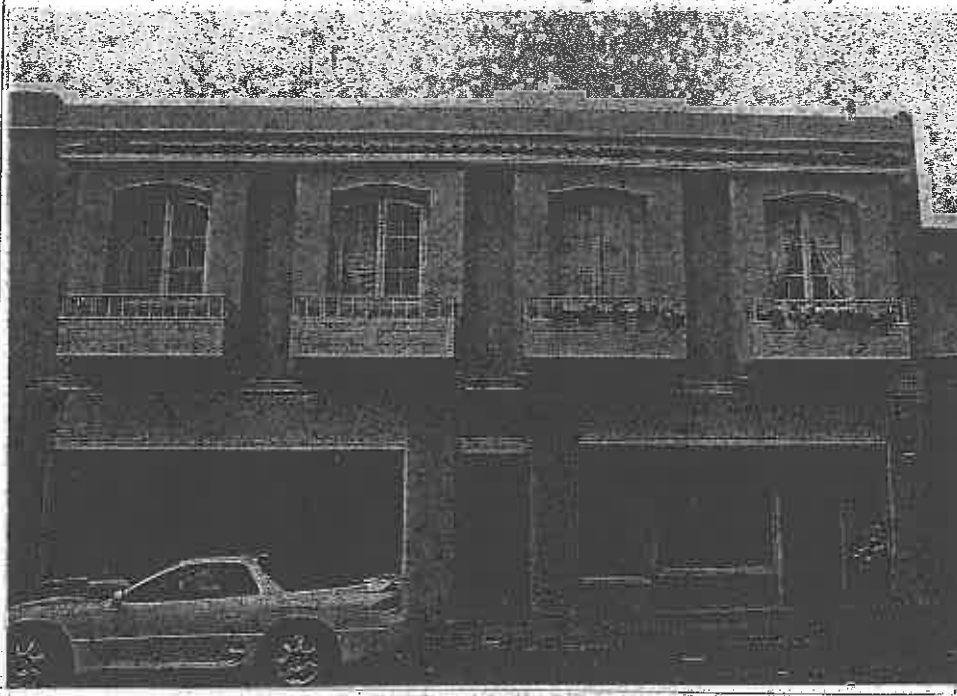
A two-story wood frame and stucco rectangular building with a flat tar and gravel roof with a simple parapet. The upper story has four symmetrical rectangular projecting window bays with arched fixed pane French casement windows and extended flower boxes below. This was the result of a 1997 remodel. A low hipped roof tiled cornice above the windows is original. The first floor store fronts and central entrance door to the upstairs are framed with simple flat pilasters. There is a continuous now painted mullioned glass transom cornice above the recessed showcase windows of the parallel commercial spaces. The doors of the shops and central entrance are heavy wood with glass above. The lower facade is intact and reflects the original facade of the common wall T. A. Oakes (1922) building to the south. Also, the upper facade of the adjacent T. A. Oakes building is intact and shows the original bay window treatment of the Oakes building (1923).

**P3b. Resource Attributes:** (List attributes and codes)

HP6 - 1-3 story Commercial Building

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
Looking at East Facade (View toward west).  
No: 30419-7, 10/11/2002

**P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

1923 Carmel Building File

**P7. Owner and Address**

W.B.G.L. Assoc.  
P.O. Box TT  
Carmel, CA 93921

**P8. Recorded by:** (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

**P9. Date Recorded:** 11/5/2002

**P10. Survey Type:** (Describe)

HRI Carmel 2001

**P11. Report Citation:** (Cite survey report and other sources, or enter "none") Carmel Historic Survey 1989-1997

**Attachments** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

Resource Name or #: (Assigned by recorder)

Oakes Building

B1. Historic Name: Oakes Building

B2. Common Name: Oakes Building

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Western False Front Commercial - Spanish Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #57 (February 1923) Build two-story commercial building common wall to Building on Lot 17 (South (1922) Owner - Builder: T. A. Oakes (\$12,000) (Wood & Stucco) (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: Common wall to T. A. Oakes Building (1922) on Lot 17 to the south

B9a. Architect: Thomas Morgan

b. Builder: T. A. Oakes

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940

Property Type: Commercial

Applicable Criteria: CR#1

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Oakes Building qualifies under Criteria No. 1 of the California Register as historic because it is common wall to the T. A. Oakes building of 1922 that housed the Post Office, City Hall, Police Department and Council Chambers in the 1920-30s. It does not meet Criteria #3 because of a remodel of the upstairs window bays in 1997 from 2 over 1 paired double hung windows to arched fixed pane French style casement windows. The lower facade reflects the original design by Thomas Morgan, brother of artist Mary DeNeal Morgan, who also designed the earlier T. A. Oakes building. Thomas A. Oakes was a contractor from Santa Cruz who also helped construct the city streets. A dispute over the title of the adjacent T. A. Oakes building may have led to the second building's construction. The lower facade retains the original inset angled display windows, central doorway framed by large pilasters, and a painted horizontal transom window frieze over the commercial shops with side framing pilasters. The remodeled upper facade has a low hipped Spanish tiled roof and simple cornice above the four projecting window bays. The common wall (south) T. A. Oakes upper facade shows the original window details of the Oakes Building. The mixed use of commercial (lower) and apartment (upstairs) is found in many downtown Carmel buildings of varying designs. A variety of owners from Lester Roberts (1926), J. R. Sprague (1939) to TyreeFord (1940s) have utilized the commercial spaces for a bakery, hardware store, candy store, and art galleries. Both the T. A. Oakes and Oakes buildings are significant for their historical elements and as an architectural (pair) since both have intact complimentary elements of the original designs. However, as separate buildings they do not meet the criteria under architectural development set forth in the CHCS (1997).

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 Upstairs Apartment

B12. References:

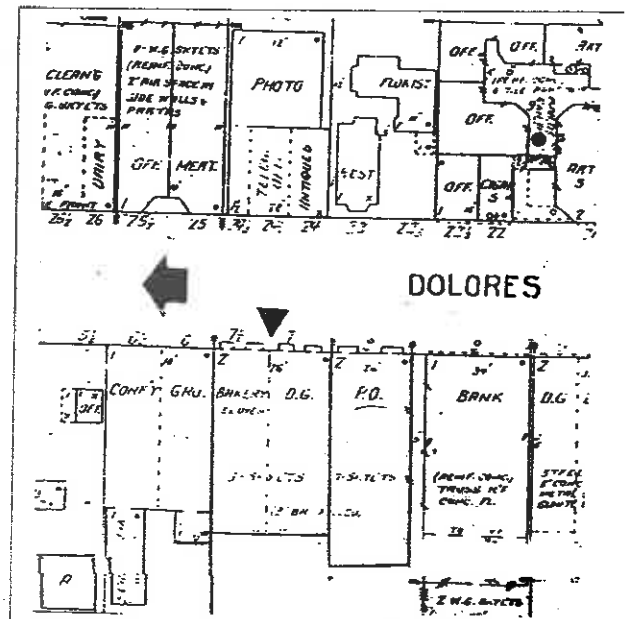
1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historic Context Statement 1997  
(See Continuation Sheet)

B13. Remarks: Zoning C-1  
CHCS HD/ED

B14. Evaluator: Richard N. Janick

Date of Evaluation: 11/5/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Oakes Building

Recorded by: Richard N. Janick

Date 11/5/2002

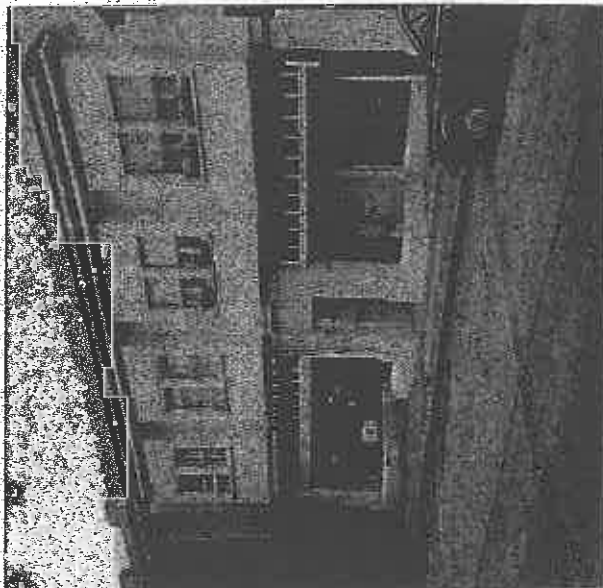
☒ Continuation ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit #496 (June 9, 1939) Two-story brick, frame addition Owner-Contractor: J. R. Sprague (\$500) ((Rear)
3. Permit #859 (April 30, 1941) Two-story addition to rear (Concrete blocks) (\$3,300) Owner: Tyree Ford, Contractor: C. J. Daniels (Plans in file)
4. Permit #915 (August 27 1941) Upper story storeroom addition for Carmel Hardware (\$500) (rear) Frame & stucco. Owner: Tyree Ford Contractor: C. J. Daniels (Plans in file)
5. Permit #4489 (July 19, 1966) Interior alteration (\$9,000) Contractor: Comstock & Associates, Owner: Carl Rohr (South commercial space) "Antique Castle." (Plans in file)
6. Permit #73-2 73-4 (June 20, 1973) Recover awnings -Castle in Carmel, Carmel Hardware Owner: Carl Rohr
7. Permit #89-82 (May 2, 1989) Interior remodel (South) (\$2,500) Chris Grimes Gallery (Commercial) Owner: Le Towt, Contractor: Steve Honeggrin, Architect: Dan Curran
8. Permit #93-48 (April 5, 1993) Remodel interior (South) (Commercial) New Masters Gallery (\$20,000) Owner: Le Towt, Contractor: Salinas Construction (Plans in file)
9. Permit #97-11 (April 21, 1997) Remodel upstairs Bay windows (\$10,000) Owner: Zigmont J. Le Towt, Architect: Allan Turpen (Plans - permit in file)
10. Permit #99-218 (September 14, 1999) Re-roof (\$8,390) Owner: WBGL Assoc., Contractor: Scudder Roofing

**B 12. References** (Continued from Page 2)

3. "Carmel Post Office Suit Is Settled," Peninsula Daily Herald, May 2, 1923
4. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980
5. Sanborn Fire Maps 1924, 1930
6. Carmel Historical Survey 1988-96



Looking Southwest at  
East Facade May 1989

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1/5D1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

T.A. Oakes Building

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side Dolores 3 North of 7th  
(Block 75 Lot 17)

Parcel No. 10-147-5

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood frame and stucco rectangular building with symmetrically paired 2 over 1 double hung window bays capped by a continuous low Spanish tile hipped roof. A projecting cornice of 3 low gabled crenellations shields the flat roof. The lower facade has a curving low pitched copper hipped roof and faux-marble painted window casements and partitions. Originally a horizontal band of fixed pane transom windows framed inset show windows and a central doorway. The building is common wall to the north with the (1923) Oakes building which has its lower facade intact exhibiting many of the T. A. Oakes building original lower floor details. A passageway door and wall to the south hide an iron fire escape designed by Hugh Comstock in 1935.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

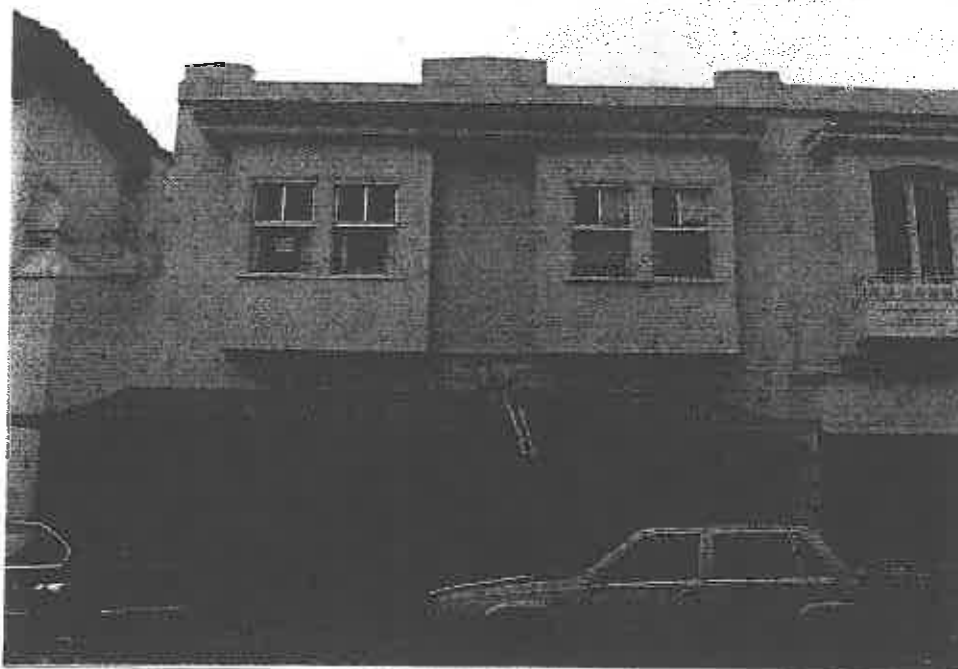
☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing



P5b. Description of Photo: (View, date, accession #)  
Looking west at East Facade 10/11/02 #30419-5

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1922 - Carmel Building Files

P7. Owner and Address

William Franks & Mitchell

P.O. Box 303

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 10/28/2002

P10. Survey Type: (Describe)

HRI 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none") Carmel Historic Survey 1989-1997

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder)

T.A. Oakes Building

B1. Historic Name: Old City Hall-Post Office

B2. Common Name: T. A. Oakes Building

B3. Original Use: Government-Residential

B4. Present Use: Commercial-Residential

B5. Architectural Style: Western False Front Commercial - Spanish Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #420-1/2 (May 1922) Build Post Office building. 2 stories for T. W. Morgan and T.A. Oakes (Contractor) - Wood frame and stucco  
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: North wall of building is common to another Oakes building built for William H. Abbott of Pebble Beach in 1923

B9a. Architect: Thomas Morgan

b. Builder: T. A. Oakes

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940

Property Type: Commercial

Applicable Criteria: CR#1

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The T. A. Oakes Building qualifies under Criteria No. 1 of the California Register as historic because it served as both the Post Office (1922-1934) and City Hall, Police Department and Council Chambers. The building does not qualify under architecture Criteria #3 because the ground floor facade was extensively altered in 1959 by Elston and Cranston. The upper floor facade is intact. The adjacent (North) Oakes Building (1923) is common wall to the T. A. Oakes Building and it has its lower facade intact while the upper facade was altered in 1997. Therefore both buildings display elements of the original building's facades as a pair but not as complete in themselves. The design was created by Thomas Morgan, the brother of artist Mary deNeal Morgan, and the builder was Thomas A. Oakes of Santa Cruz. A dispute over title to the property between Morgan and Oakes was major news in Carmel in 1923.

Later tenants were Dr. Hollison and Halle Samson, the "Empress of Der Ling," an importer of Chinese artifacts who owned the building in 1959 when the lower floor remodel was completed. The two-story mixed use concept is common in downtown Carmel within the context of many different architectural styles ranging from Western storefront, Victorian, Tudor and Spanish Colonial Revival. The T. A. Oakes Building meets historical Criteria #1 set forth in the California Register but does not meet the criteria for architectural significance as set forth in the CHCS 1997.

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 (Upstairs Apartment)

B12. References:

1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historic Context Statement 1997

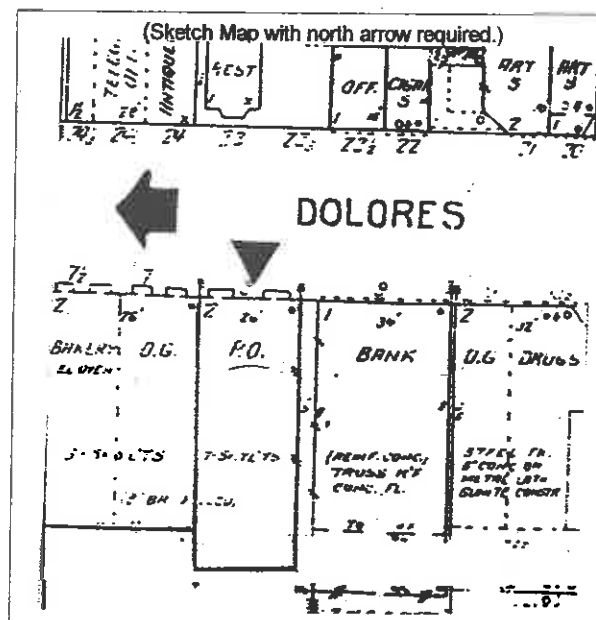
(See Continuation Sheet)

B13. Remarks: Zoning: C-1  
HP/CD/ED/GO  
CHCS 1997

B14. Evaluator: Richard N. Janick

Date of Evaluation: 10/28/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

T.A. Oakes Building

Recorded by: Richard N. Janick

Date 10/28/2002

☒ Continuation ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit #2474 (February 9, 1932) (\$2,556) Day labor Post Office addition (Unsigned plans in file) Owner: T. W. Morgan
3. Permit #45 (November 6, 1935) Add fire escape - 2nd story from Council Chambers, south elevation Contractor: Hugh Comstock (\$370) Original plans in file.
4. Permit #1936-1937 (March 10, 1950) New interior rear stairs (\$320) Monterey Peninsula Builders Owner: Charles Menzies
5. Permit #2160 (April 24, 1951) Interior apartment conversion (\$2,000) Owner: Charles Menzies, Contractor: Monterey Peninsula Builders
6. Permit #3411 (August 25, 1959) Remodel ground floor commercial shop with low hipped roof, copper canopy and store front (\$3,500) Owner: Halle Samson, Architects: Elston & Cranston, Contractor: Carl Moberg
7. Permit #3433 (September 23, 1959) Remodel shop interior (\$2,500) Owner: Halle Samson, Architects: Elston & Cranston, Contractor: Carl Moberg
8. Permit #3455 (November 27, 1959) New foundation, slab, storage (\$10,000) Owner: Halle Samson, Contractor: Simpson Cement, Engineer: Clayton Neill
9. Permit #69-19 (February 24, 1969) Remodel upstairs apartment (\$3,000) Owner-Contractor: A. C. LaFrenz
10. Permit #69-30 (March 13, 1969) Remodel rear deck and stairs (\$2,500) Owner-Contractor: A. C. LaFrenz
11. Permit #69-118 (October 6, 1969) Stair alteration (\$300) Owner-Contractor: A. C. LaFrenz
12. Permit #69-119 (November 24, 1969) Glass windbreaks for rear deck (\$650) Owner-Contractor: A. C. LaFrenz
13. Permit #90-94 (April 30, 1990) Re-roof (\$3,500) Lambert Roofing
14. Permit #00-91 (April 20, 2000) Re-roof (\$8,500) Scudder Roofing
15. D. R. 02-14 (August 8, 2002) Design Review display statues (Conway of Asia) ground floor.

**B. 12. References** (Continued from Page 2)

3. "Carmel Post Office Suit Is Settled," Peninsula Daily Herald, May 21, 1923, Page 8.
4. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980, pages 24, 89, 95
5. 1924-1930 Sanborn Fire Maps

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1/5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page of

Resource Name or #: (Assigned by recorder)

La Ribera Hotel

P1. Other Identifier:

P2. Location:

Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE cr. Lincoln & 7th (Blk 75, Lots 18, 20, 22)

Parcel No. 010-147-008

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, reinforced concrete and wood-frame Spanish Eclectic Style hotel, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched roof system employs gable, hipped and shed forms, all covered in Mission tile. The shed roofed portions tend to cover enclosed stairwells and entry porticos, including a covered, one-story arcade on the west side of the open courtyard, facing 7th Avenue. A tall, stepped Moorish style tower is centered in the hotel complex w/ paired, keyhole arched openings on each elevation, slightly modified from their original 1929 appearance. There is a chimney, w/bricked cap at the NW cr. of this feature. The main building block steps slightly back at the second floor corners on the NW and SW ends of the west facing facade. This allows for small balconies w/ocean views. A one-story hyphen, part of the original design, connects the main building block w/a two-story addition at the NW cr. of 7th Ave. The hyphen, just south of the ornate, raised concrete Spanish Baroque hotel entry, has two full height sets of wood French doors, set between massive square columns w/simple capitals. These column forms are repeated, in miniature, framing the apartment windows found on the NW cr. at the second floor. The facade is set w/decorative Spanish & Moorish tiles in several locations. A grassed patio separates the two wings that extend south from the main building block, enclosed by a wrought iron fence along 7th Ave.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3025, .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929 Carmel bldg. records

P7. Owner and Address

Cypress Inn Investors

P.O. Box Y

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 2/13/2003

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

7. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

NONE

Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

Location Map

Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

Sketch Map

Archaeological Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *La Ribera Hotel*

B1. Historic Name: *La Ribera Hotel/ Cypress West Hotel*

B2. Common Name: *Cypress Inn*

B3. Original Use: *hotel*

B4. Present Use: *hotel*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1929 (CBP# 2097); interior remodel 1948 (CBP# 1724); two-story add, SW cr. 1949 (CBP# 1873); series of interior remodels 1950-1961 (CBP#s 1977, 3082, 3687); convert kitchen to off. space 1965 (CBP# 4342); store to restaurant 1971 (CBP# 71-87); commercial space to lounge 1989 (CBP# 89-237); iron balconies added to E/elev. 1995 (CBP# 95-13);*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: *Blaine & Olsen (1929), Gardner Daily (1949)*

b. Builder: *Meese & Briggs (1929), Harold Geyer (1949)*

B10. Significance: Theme: *Arch. & Econ. Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *hotel*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The La Ribera Hotel is significant under California Register criterion 3, in the area of architecture as an excellent example of Spanish Eclectic commercial design by the Oakland architectural firm of Blaine & Olsen, and as a significant contributor to a potential Carmel downtown historic district. It is also significant for its 1949 addition, the earliest known Carmel design by noted California architect, Gardner Dailey.*

*The La Ribera Hotel was constructed two years after Oakland architects Roger W. Blaine & David Olsen had completed its neighboring business block to the east, La Giralda, or the Kocher Bldg. Dr. Rudolph Kocher, one of Carmel's two physicians at the time, was able to fund the project through his patron, Grace Deere Veile. Mrs. John S. Ball, a popular and competent hotel manager who successfully operated the Lincoln Inn on the site prior to the new construction, continued with the management of La Ribera. The new hotel offered its guests both high tea, and wine tasting, and had a regularly scheduled series of music recitals each Sunday evening, for guests and members of the community.*

*The building itself was designed to compliment the existing Kocher bldg., and another Blaine & Olsen project, the El Paseo Bldg., at the NE cr. of Dolores and 7th. In concert, the three Spanish Eclectic buildings form the most cohesive ensemble of period revival style commercial properties in Carmel. From the SW cr. of Lincoln & 7th., the scale, massing and proportion of the group reads like a classical Spanish hill town. The accuracy, and attention to detail in the application of the Spanish Eclectic decorative vocabulary, can be attributed to a visit to Spain by the architectural partnership. Notable is the treatment of the central Moorish tower, tying the varied elements of the hotel complex to a visual anchor. The composition of the west facing facade, w/its diagonal connection of large & small columned openings, and impressive cast-in-place Baroque entry is particularly effective.*

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*The Carmelite, 7/10/29; 7/31/29; 8/7/29; 8/14/29*

*Game & Gossip Magazine, Aug. 1961*

*Monterey Peninsula Herald, 4/2/29; 7/2/29; 12/2/83*

*Sanborn insurance maps of Carmel, 1930, 1930-69*

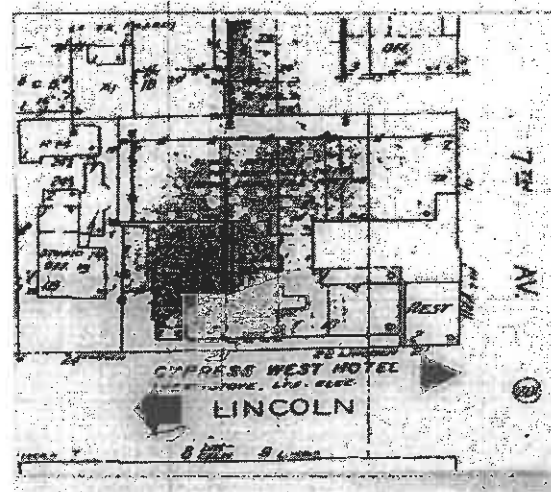
B13. Remarks: *Zoning RC  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/13/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

ge of Resource Name or #: (Assigned by recorder) La Ribera Hotel

Recorded by: Kent L. Seavey

Date 2/13/2003

☒ Continuation ☐ Update

P3. These wings step up the rising 7th Ave. slope connecting the hotel visually w/its Spanish Eclectic neighbor, the Kocher Bldg., at the NW cr. of Dolores & 7th. The building frontages along the north side of 7th Ave. between Lincoln and Dolores read like a Spanish hill town. Fenestration is irregular, w/paired arched window openings in the tower, and along the upper floor of the main building block, secondary elevations have multi-paned steel casement type windows, including the 1949 addition at the NW cr. of Lincoln & 7th. Several cloth awnings were added along the ground floor elevation in 1969. Iron balconies were added to the rear (east) elevation in 1995. The hotel is sited close to the sidewalk, along Lincoln and 7th Ave., behind planting beds of low shrubbery and flowers, w/a screen of low, well maintained street trees.

B6. interior remodel 2000 (CBP #00-28); restroom add. to north 2003 (CBP #02-55).

B10. Of particular interest is the 1949 two-story addition at the NW cr. of Lincoln & 7th Ave. This is an early period design by noted San Francisco architect Gardner Dailey, known more for his Bay Area modernist work. Dailey's familiarity with the Spanish Eclectic mode came in part from his experience as a plan checker for S.F.B. Morse at Pebble Beach, where Spanish/Mediterranean residential design was a requirement until 1937. Gardner Dailey (1885-1967) was educated at U.C. Berkeley, Stanford, and Heald's School of Engineering. He also studied landscape design. Dailey gained further experience working in several San Francisco architectural offices before establishing his own practice in 1926. He was influential in the residential field in the pre- and post WWI decades. His known Carmel area designs include the Grace Deere Velie Metabolic Clinic (1930) and his own home (1945) on Ocean Ave. Blaine and Olsen designed a number of the best Spanish Eclectic commercial buildings in Carmel in the late 1920s. They had been in partnership w/Wilson J. Wythe of Berkeley when Wythe died in 1926. The pair continued the partnership, concentrating on Spanish Eclectic design, in Oakland, Santa Barbara and Carmel, prior to the Great Depression. Little is known of the firm after 1930. While Dr. Kocher survived the effects of the Depression, his hotel did not. It went into receivership in 1930. The hotel was reopened by A.G. Wood, former manager of Monterey's San Carlos Hotel. The La Ribera retained its original name until 1960s, when the aging business was retitled Cypress West. It has been the Cypress Inn since the 1980s. In spite of minor exterior changes over time, the La Ribera Hotel continues to evoke a strong sense of time, place, feeling and association. Many couples who spent their wedding nights in the tower room of the hotel are repeat visitors, and anyone who knew the hostelry in the 1930s and 1940s would easily recognize the La Ribera Hotel today. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

(View toward ). Photo No: 3026-

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) Monterey County Trust & Savings

P1. Other Identifier: China Art Center

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; I \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side Dolores 2 north of 7th  
(Block 75 Lot 19)

Parcel No. 10-147-6

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

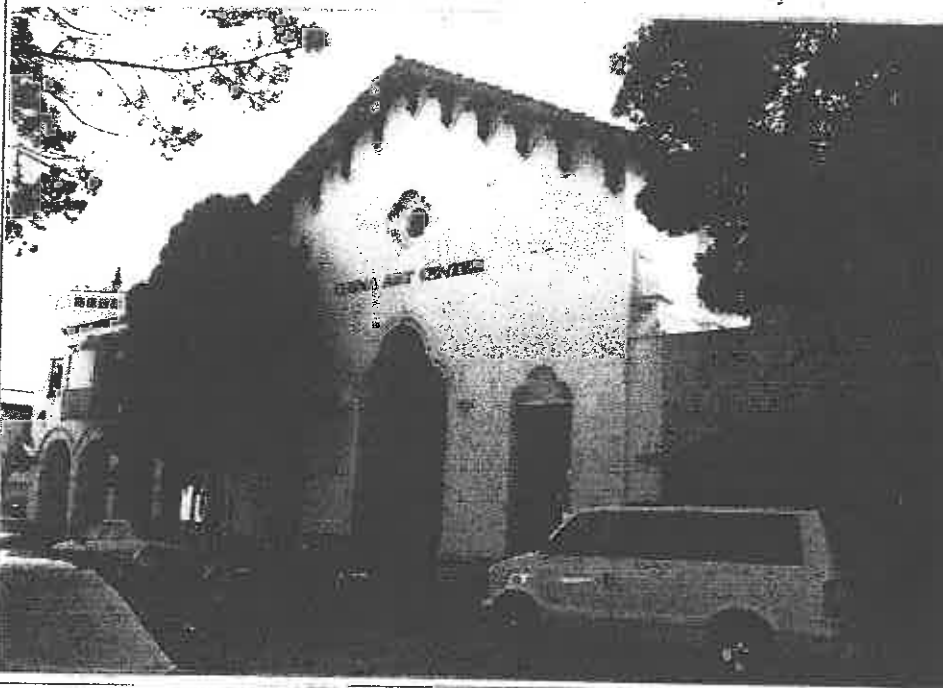
A two-story concrete rectangular building with an elaborate projecting Spanish tiled gabled roof supported by carved wooden elbow corbels set into a curving molded cast concrete frieze. The lower facade has a wainscoting of Carmel stone. There are three recessed undulating Moorish arches on the main facade. The side pair are display windows with low wrought-iron railings; the larger center arch frames an inset entrance foyer with an intricately carved wooden gate. The entrance foyer has inset side niches that support wrought-iron lighting fixtures and a Baroque style cast concrete pediment over the main door. The most conspicuous Mission Style detail is the inset quatrefoil window set into the center of the gabled entrance. Undulating cast concrete buttresses extend 3/4 of the height of the side walls of the projecting entrance adding to the overall Mission Style of the building.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. *(Photograph of building)*



P5b. Description of Photo: (View, date, accession #)  
Looking at main facade (View toward southwest).  
Photo No: 9219-35, 11/9/2001

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1929-30 Carmel Building Files

P7. Owner and Address

Frances and Joan Chew  
P.O. Box 1445  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 10/18/2002

P10. Survey Type: (Describe)

HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978  
Carmel Historic Survey 1989-1997

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Mining Station Record ☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 5

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Monterey County Trust & Savings

B1. Historic Name: *Monterey County Trust & Savings*

B2. Common Name: *China Art Center*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Spanish Mission Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #2215 (November 19, 1929) - Build large 40'x100' commercial building. Reinforced concrete (\$30,000) Contractor: Hugh Comstock; Owner: Monterey County Trust & Savings Banks (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *None*

B9a. Architect: *H. H. Winner, San Francisco*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940*

Property Type: *Commercial*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Monterey County Trust and Savings Bank qualifies under California Register Criteria #3 as an example of the "Mission Revival Style" designed by architects H. H. Winner Co. of San Francisco and built by local contractor Hugh Comstock and subcontractor M. J. Murphy. The prominent Mission Style elements on the main facade are: 1) an overhanging Spanish tiled gabled roof with carved wooden elbow corbels set within a curving molded scalloped frieze; 2) the inset central quatrefoil window. The molded arched entryway and inset arched windows with low wrought-iron railings are also derived from the various California missions.*

*The Mission Style became popular in the 1880s as an offshoot of restoration efforts of preservationists such as Harry Downie at Carmel Mission, and was primarily expressed in applying mission details to a wide variety of commercial and civic structures throughout the state as a homage to the mission heritage.*

*This building also represents the expansion of Hugh Comstock's building styles from the Fairy-Tale houses into the realm of commercial building construction and design.*

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

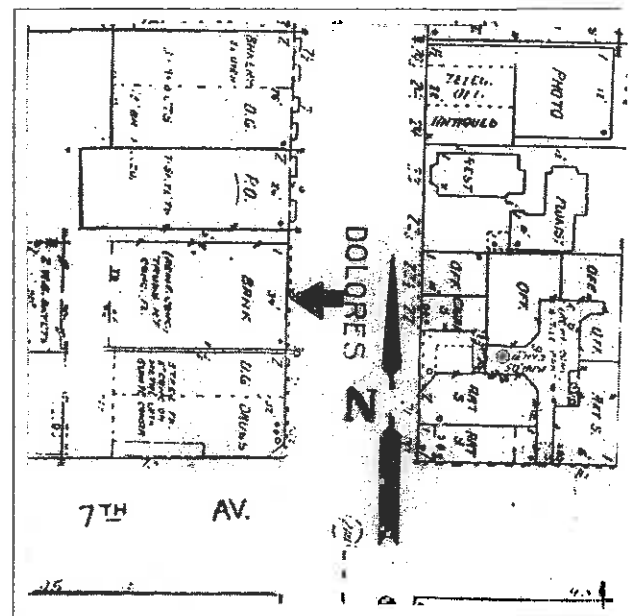
1. *Carmel Building Records, Planning Department, City Hall, Carmel*
2. *Carmel Historic Context Statement of 1997*
3. *"Work Has Started on Carmel Unit of County Bank," Peninsula Daily Herald, Nov. 26, 1929. (See Continuation Sheet).*

B13. Remarks: *Zoning AD/ED/CD CHCS 1997*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *10/18/2002*

(This space reserved for official comments.)





**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder)

Monterey County Trust & Savings

Recorded by: Richard N. Janick

Date 10/18/2002

☒ Continuation ☐ Update

**B. 6. Construction History** (Continued from Page 2)

2. Permit #1925 (February 17, 1950) Add mezzanine floor to interior (\$500) Owner-Contractor: Andre Laurent
3. Permit #2961 (October 19, 1956) Interior remodel to modernize bank (\$67,000) Owner: American Trust Co.; Contractor: Hugh Comstock. Vault space, rest rooms, utility room in rear
4. Permit #4592 (March 20, 1967) Remodel interior: remove counters, bank equipment, install floor, paint (\$18,000) Owner: Carmel Museum of Art; Contractor: Comstock Associates Inc.
5. Permit # 86-85 (June 6, 1986) Re-roof (\$5,300) Owner: China Art Center; Contractor: C. L. Frost

**B. 12. References** (Continued from Page 2)

4. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980, p. 95
5. Woodbridge, Sally, A Guide to Architecture of the San Francisco Bay Area and Peninsula, 1972, p. 459
6. McDonald, Carla, "The Missions/Related Influences," Architecture of the Monterey Peninsula, Monterey Peninsula Museum of Art, 1976, p. 8

**B. 10. Significance** (Continued from Page 2)

**HUGH COMSTOCK**

Hugh Comstock was born on a ranch in Evanston, IL in 1893, the youngest of seven children. In 1907, at the age of 14, Hugh moved to Santa Rosa, CA with his family. His talent for drawing was a natural one which seemed to run in the family. His sister also an artist, was married to Carmel artist George Seideneck. In 1924, Comstock visited his sister in Carmel, and through her met Mayotta Browne. Hugh stayed on in Carmel, and a short time later he and Mayotta were married. He found that his bride was a successful business woman who designed and made rag and felt dolls she named "Otsy-Totsys." Mayotta asked Hugh to build a cottage just for the dolls - "a fairy house in the woods".

Comstock, utilizing his flair for drawing, designed a charming, whimsical cottage for the dolls which he and Mayotta built with loving care and attention to such details as mixing pine needles with the plaster, and troweling the plaster over burlap on the walls to create uneven, strongly textured surfaces. The "Doll's House" created a sensation with Carmel residents, many of whom wanted Comstock to build them similar structures for homes and businesses. Thus Hugh Comstock found himself launched into an exciting new profession. He became a designer and builder of a new kind of fantasy architecture, totally different from the more commonplace, boxy summer cottages of board and batten that comprised the majority of the Carmel architecture.

Comstock set up an office adjoining his home, and for the next few years concentrated on designs for his "fairy-tale" cottages. More traditional craftsmen were inclined to balk at his unconventional methods, nevertheless, when the Tuck Box Tea Room was built in 1926, the Carmel Pine Cone fancifully dubbed Comstock as Carmel's "Builder of Dreams."

In the late 1920s, just before the Great Depression, he became more pragmatic, and bowed to the demands of residents, who wanted larger, more luxurious and traditional structures for year-round homes. Comstock remained true to his own principles of concern for the environment and to his love for natural native materials. His original designs for luxury homes included the use of chalk rock, natural woods and hand-hewn timbers, terra cotta tile, redwood shakes, and hand designed fixtures. An interesting innovative idea of his was the use of rough lumber which was first painted, then the paint was partially removed for a flecked look for the interior walls. Comstock's interest in the use of local clay for adobe bricks to reduce building costs led him on a search for bricks that would not absorb water and disintegrate. He learned that stabilized, waterproofed adobe bricks had been made, but since he was unable to get any, he invented his own formula. His and his associates started their own adobe brick plant in Carmel Valley, and called their bricks "Bitudobe".

The invention of Bitudobe led to the development of a system in which heavy grooved bearing beams are placed at intervals in a single layer of modern, stabilized adobe brick walls, and locked together with waterproof mortar. Comstock then devised a special mixture to insulate and waterproof adobe roofing, and a type of adobe paint that would keep the liquid asphalt which waterproofed his adobe bricks from bleeding and discoloring the paint.

Mayotta and Hugh Comstock were both known for their generosity, kindness, and warmth. Hugh was genuinely well-liked and respected by his associates. He also gave his time freely to the community, serving more than 10 years as Chairman of the Carmel Sanitary board of directors and as President of the Carmel School Board where he also acted as a consultant to the architects who planned Carmel High School. In 1946, Comstock became a committee member of the then newly-created Carmel Planning Commission.

Hugh Comstock died unexpectedly on June 2, 1950.

(See Continuation Sheet Page 4)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 4 of 5

Resource Name or #: (Assigned by recorder)

Monterey County Trust & Savings

Recorded by:

Richard N. Janick

Date 10/18/2002

☐ Continuation ☐ Update

B. 10 Significance (Continued from Page 3)

By the late 1920s, M. J. Murphy had long been Carmel's most prolific builder who had produced many commercial and residential designs with the Mission Style motif.

M. J. MURPHY - BUILDER, CONTRACTOR

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden, Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

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At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See Continuation Sheet Page 5)

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

Monterey County Trust & Savings

Recorded by: Richard N. Janick

Date 10/18/2002

☒ Continuation ☐ Update

B. 10. Significance (Continued from Page 4)

The Monterey County Trust and Savings Bank building was converted in 1967 into the first Carmel Museum of Art. The building has housed the China Art Center for the past few decades.

The building's design also relates to the Kocher Building, El Paseo, the Isabel Leidig Building, and the Draper Leidig Building as the best intact preserved examples of Mission and Spanish Revival commercial buildings in Carmel and are situated on Dolores Street between Ocean and 7th.

H. H. Winner and Co. also designed the Spanish Revival Style bank that is occupied by Wells Fargo on Alvarado and Franklin in downtown Monterey.

The Monterey County Trust and Savings Bank meets the criteria established under Architectural, Economic and Cultural development as stated in the Carmel Historic Context Statement of 1997.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

4S/5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Kocher Building

P1. Other Identifier:

P2. Location:

☒ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW Cr. Dolores & 7th (Blk 75, Lot 21)

Parcel No. 010-147-007

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

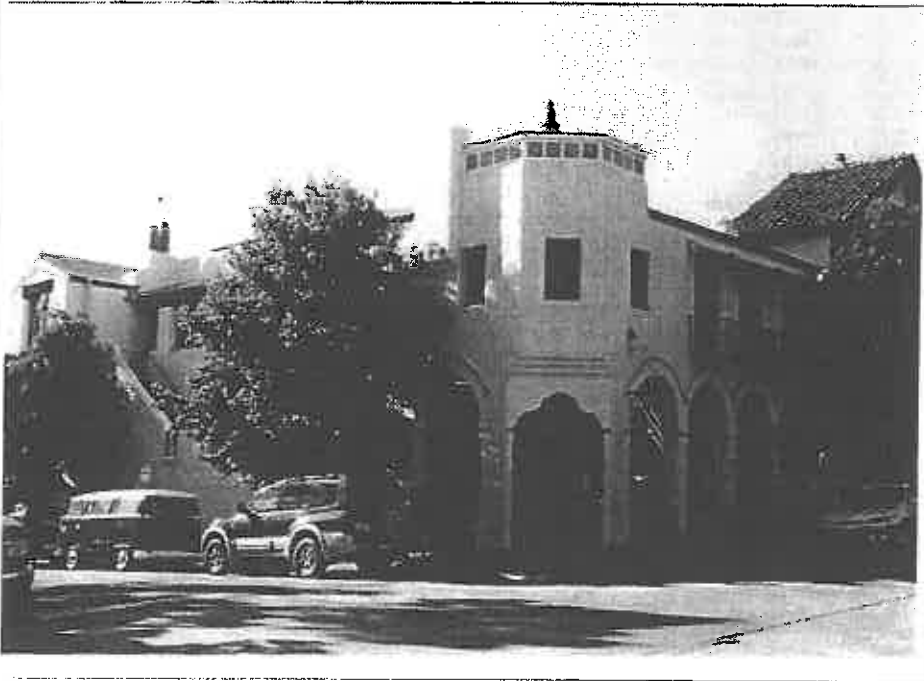
A two-story steel and concrete framed Spanish Eclectic style commercial building, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a rough textured cement stucco, decorated w/bands and panels of Spanish tile. The roof is flat in the center, and covered in sand & gravel. There are low-pitched shed roofs projecting from a set-back parapet along the perimeter on the east and south-side elevations. There is a polygonal tower at the SE corner of the building, capped w/a very low-pitched hipped roof, and ornate wood finial. At the SW corner of the building, on the upper floor there is a slightly projecting gabled bay, facing south w/a large, multi-paned focal window, capped w/a wood lintel. There is highly decorative corbeling under the bay where it overhangs the main building envelope. This feature is the living room of one of the second floor apartments in the building. It is reached by a set of side- approach open tile steps, w/decorative tile risers, that rises from east to west along the south side-elevation. The steps are set behind a stuccoed masonry wall, w/an arched opening w/a highly carved wooden lintel. The stairs have a closed stucco rail. At the top of this staircase there is an open landing, capped by a shed roof, carried on three large, square stuccoed posts. At least two stucco-clad chimneys are present. There is an interior eave wall type at the inside of the junction of the exterior staircase and landing. It is slightly stepped at the cap and has two pots, one metal, one ceramic.

Jb. Resource Attributes: (List attributes and codes)

1. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3027-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

Bonnie Brae Co.  
2141 Cienega Rd.  
Hollister, CA 95023

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/4/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

J. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel Significant Building Survey 1979

Attachments

☒ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

4S/5D1

Resource Name or #: (Assigned by recorder) *Kocher Building*

B1. Historic Name: *"La Giralda"*  
B2. Common Name: *Felice Bldg.*  
B3. Original Use: *commercial* B4. Present Use: *Commercial*  
B5. Architectural Style: *Spanish Eclectic (Spanish Colonial Revival)*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1927 (Chp# 1919) interior remodel 1943*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:  
B8. Related Features:

B9a. Architect: *Wythe, Blaine & Olsen* b. Builder: *Wm. O. Keating*  
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*  
Period of Significance: *1903-1940* Property Type: *commercial bldg.* Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Kocher Bldg. is significant under California Register criterion 3 as the best commercial example of the Spanish Colonial Revival substyle of Spanish Eclectic architecture in Carmel. Its detailing throughout is of high artistic value, and the wrought iron work of Francis Whitaker is the best remaining in the village. It is also significant as the first steel-framed concrete commercial building in Carmel. The steel structural system was derived from a system designed for the rebuilding of Tokyo, Japan after the devastating 1923 earthquake. Fire and earthquake resistant, the system included an eight inch width between the exterior and interior walls w/four inches of concrete on each side of the air space. Each of the three visible elevations are clearly identified as to function, within a carefully orchestrated arrangement of elements from the decorative vocabulary of old Spain. The Dolores St. elevation w/its rhythmic arcade of show windows is all business. The extra arched window that wraps around to the SW balances the entry composition in the polygonal tower, inviting the visitor in. The south side elevation is clearly residential and private. its recessed entrys and enclosed rear garden protected by iron grille work and stucco screens. The rear of the building, w/its handsome second story balcony is again residential in character, affording the residents both distant views of the sea and a full appreciation of the garden court below. The upper floor along Dolores is typical of a Spanish city, w/ French doors opening out onto a balcony with wide views of life on the streets.*

*The designers, Roger W. Blaine & David Olsen, of Oakland were Jr. partners w/ Wilson J. Wythe an architectural instructor at U.C. Berkeley. Wythe died in 1926, suggesting that the Kocher commission was actually by Blaine & Olsen, who had recently returned from an extended trip to Spain, and were well acquainted with its historic precedents. Blaine & Olsen would go on to design the El Paseo Bldg., across Dolores from the Kocher, later in 1927. They would then build what is now the Cypress Inn, at Lincoln & 7th, in 1929, forming the most cohesive ensemble of period style commercial properties in Carmel.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Carmel Pine Cone, 9/27/81  
Gebhard, David & others, A Guide to Architecture in San  
Francisco & Northern California, Peregrine Smith, Inc.: Santa  
Barbara, 1973, p. 459*

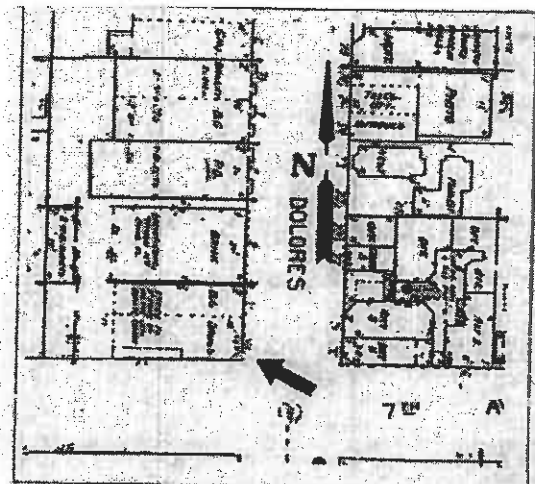
B13. Remarks: *Zoning CC  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/4/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

ge of Resource Name or #: (Assigned by recorder)

Kocher Building

orded by: Kent L. Seavey

Date 9/4/2002

☒ Continuation ☐ Update

P3. The second chimney is found at the junction of the polygonal tower and the s/side elevation. It is an exterior eave wall type, and projects slightly from the second floor w/the same decorative corbeling as found on the bay at the SW corner. It was originally capped by a tiny, steeply pitched Spanish tile roof, which is no longer present. The visible roof surfaces were originally capped w/red Mission tile, but are now covered in composition shingle. The rear (west) elevation of the building is characterized by a well-articulated wood balcony on the second floor, facing the sea. Below is an enclosed patio, behind a tall stucco fence w/ some openings containing highly ornate dragon-headed wrought iron grille work by Francis Whitaker. Whitaker's work also appears on a rounded balconet on the south-side stairway, and in a large window grille on the first floor of the south side-elevation. A recessed arched entry, in a Moorish design w/decorative tiles and star- pierced stucco screen, is found on the ground floor toward the west, along the south side-elevation. There are a pair of Gothic window arches on the second story of the south side elevation, between the open landing and the polygonal tower. The Dolores Street elevation (east) is characterized by a series of three, tall arched windows. They turn around the angled from entry w/one similar window on the SE cr of the south side-elevation. A raised, decorative stucco band, outlining the arches is found above them along Dolores Street. Above this feature is a partial-width wrought iron balcony, set in its base w/decorative Spanish tiles that can be viewed from the street. Three sets of wooden French doors open out onto the balcony, which retains the metal workings for cloth awnings. There were eyebrow cloth awnings on the arched openings below in 1929 (see below). The main entry at the SE cr. of the building is recessed behind a shaped arched opening, and has low Spanish tiled panels w/show windows above. The entry is capped w/a wood sign identifying it as the Dolores Pharmacy, an earlier use. Above that is the slightly stepped base of one of the facets of the polygonal tower. Fenestration is otherwise irregular, w/ multi-paned steel casement windows in varying sizes throughout, and several wooden French doors. The Kocher building, with its El Paseo neighbor across Dolores St. is a major visual anchor for this portion of the proposed downtown historic district. Noted architectural historian, Dr. David Gebhard described it as, "Certainly the strongest Spanish Colonial Revival commercial building in Carmel."

B10. The design team employed local iron-master Francis Whitaker to do the wrought iron work on the building. Whitaker, a student of Samuel Yellin would go on to become one of the foremost practitioners and teachers of decorative ironwork in the United States.

Rudolph A. Kocher, the building's owner, was a key figure in the development of health care in Carmel. In the late 1920s he assisted Deere Velie Harris, a wealthy heiress, in establishing a Metabolic Clinic at the NE edge of Carmel, which later became the Carmel Hospital. The Blaine & Olsen partnership did not survive the Great Depression, and went out of business shortly after 1930.

Kocher Building is an important contributor to the proposed Carmel Downtown Historic District. If, when reroofed, it is done with the appropriate Mission tile, it would easily qualify for the National Register of Historic Places. The Kocher Bldg. clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980 pp 28, 68

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

(View toward ). Photo No: 3028- .

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1/5D1

**Other Listings**

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page of Resource Name or #: (Assigned by recorder) Las Tiendas Bldg.

**P1. Other Identifier:**

**P2. Location:** Not for Publication ☐ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 W/of San Carlos, S/side Ocean (Blk 76, Lots 5 & N 79' of 6)

Parcel No. 010-146-016

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, reinforced concrete Spanish Eclectic style commercial bldg., irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of textured cement stucco, w/brick on the one-story arcaded wing wall to the east. The complex intersecting roof system is covered in a combination of Mission tile and tar & gravel. It consists of two parallel low-pitched side-gabled roofs on the main building block, running east/west, w/similar roof forms on the two north/south wings flanking the central courtyard and open passageway. Mission tiled shed roofs appear capping the arcaded wing wall on the east side of the building along Ocean, and on portions of the one-story north/south running east wing, fronting the interior courtyard. Three chimneys are present, all stuccoed cement. One is found on the NE cr. of the main building block, where it intersects w/the arcaded wing wall. It is cylindrical in form, w/a fluted cap. A second is located at the junction of the ell formed by the main building block, and the two-story north/south wing on the west. It is topped w/an arched cap. The third, an interior type, is flush w/ the west gable end of the east/west running front gable on the main building block. The arcaded wing wall to the east has a large, reinforced concrete lintel scored and painted to appear like wood. The principal facade is characterized by a pair of large, elliptical arches.

**4b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession#)  
(View toward ). Photo No: 3029-.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1930 carmel bldg. records

**P7. Owner and Address**

Suzanne C. Griffith Trust  
1111 Marauder Street  
Chico, CA 95973

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 2/15/2003

**P10. Survey Type:** (Describe)

Carmel Historic Resource Inventory - 2001

**I. Report Citation:** (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

**Attachments**

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *Las Tiendas Bldg.*

B1. Historic Name: *Las Tiendas Bldg.*

B2. Common Name:

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1930 (CBP# 2234); interior remodel-shoe store 1952 (CBP#2341); install gate in court 1970 (CBP# 70-15); reroof 1990 (CBP# 90-240); interior remodel-Cardinale Coffee Shop 1994 (CBP# 94-8); interior remodel 1995 (CBP# 95-204); create opening in interior wall 1997 (CBP# 97-31); interior remodel 2001 (CBP# 01-09)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Swartz & Ryland*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Arch. & Econ. Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *two-story commercial*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Las Tiendas is significant under California Register criterion 3, as the only, and best example of Spanish Eclectic commercial design by the noted architectural firm of Swartz & Ryland in Carmel. The two-story commercial bldg. was built for well known Carmel realtor Ray DeYoe. It was the first commercial building in Carmel to have steam heat, and the reinforced concrete construction reduced the insurance rates of its immediate neighbors by one-half. Nearing completion in March of 1930, *The Carmelite* described the building, noting that, "Two stores will face on Ocean. Four shop faces will front the patio. Four professional offices will be provided for by the rooms upstairs." De Yoe's Carmel Realty Co. would occupy the arcaded wing wall space to the east. The owner had yet to choose a name for the complex, but thought he might find something appropriate on a planned trip to Mexico. The architects, Fred L. Swartz & Columbus J. Ryland, of Fresno, had recently opened an office in the San Carlos Hotel in Monterey, and were designing a major commercial block in the Spanish Andalusian mode for Thomas A. Work, in Pacific Grove when DeYoe approached them for his building. The design they provided was in keeping with the recent popularity of arcaded romantic revival shop buildings in Carmel, particularly the El Paseo and La Rambla buildings, completed in the preceding two years, by Blaine & Olsen and Guy O. Koepp, respectively. All three were of Spanish Eclectic design, with arcaded interior passageways leading to some form of courtyard, or through passage between blocks. The combination of these Southern European commercial blocks and the earlier mediievally influenced Northern European business frontages, further west along Ocean Ave. gave Carmel the decidedly eclectic commercial architectural character that continues to draw visitors worldwide to it.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*The Carmelite, 3/12/30*

*Ryland, C.J., personal papers, Betty Turnquist, Ryland niece,  
Walnut Creek*

*Sanborn insurance maps of Carmel, 1930, 1930-69*

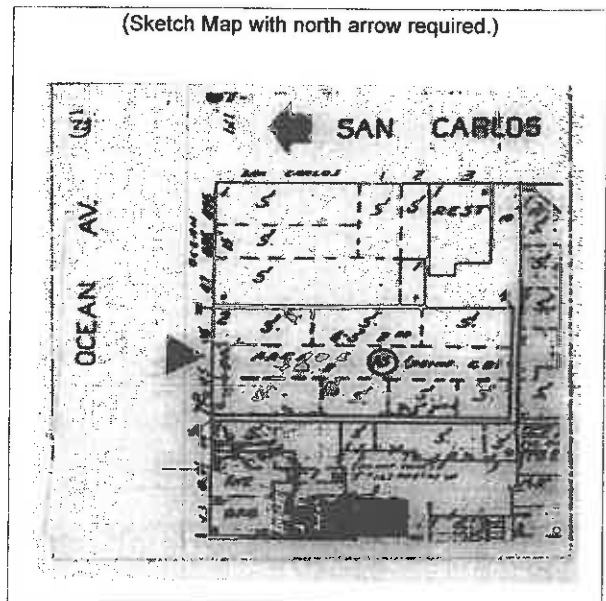
B13. Remarks: *Zoning C-1-C  
CHCS (AD/ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/15/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

ge of Resource Name or #: (Assigned by recorder)

Las Tiendas Bldg.

Recorded by: Kent L. Seavey

Date 2/15/2003

☒ Continuation | Update

P3. The one centered on the building is the main opening, to the interior courtyard and passageway. The one to the west fronts a commercial shop, and is glazed w/plate glass, w/a low base of colored Spanish tile. The second-story slightly overhangs the show window, w/decorative concrete corbeling at its base, and two multi-paned steel casement type windows above. The second story over the central arch has an open, wood balcony w/turned wood balusters. There is a single glazed panel door to the east, leading to the balcony, and a single steel casement window to its west, matching those found on the west side of the elevation. Just inside the covered entry arcade there is an open, straight-run stairway leading to the upper floor on the west side. The concrete stairs are tile covered w/some colored Spanish tiles in the risers. The rail is an excellent example of open wrought iron work. On the east side there is an angled shop entry. It is round arched w/a circular vent screen above. A handsome wood display case, w/colored Spanish tile base, runs along the east wall toward the courtyard. Several other shops open onto the covered corridor, which is paved w/randomly coursed squares of red tile. There is also patterned stenciling on the interior overhead of the entry. The edges of the courtyard are planed w/tall shrubbery and hedging. Las Tiendas fronts the sidewalk along Ocean Ave.

B10. Architect Fred Swartz was a graduate of the University of Pennsylvania; his partner, Columbus J. Ryland, had studied engineering at the California Normal School of Arts and Crafts and at the University of Toulouse, in France. Ryland joined Swartz in Fresno in 1919, at the end of WWI. They maintained their partnership until Ryland went into private practice in 1931. Ryland is best remembered for his design of the Sunset School auditorium in the early 1930s.

M.J. Murphy owned the oldest established contracting firm in Carmel, and is credited with designing or constructing more than 350 structures over his professional life in the community, many for noted California architects. Artie Bowen, another well-known Carmel builder and Murphy employee at the time, worked on Las Tiendas as well.

The only exterior change noted from the Las Tiendas 1932 appearance is a panel placed over the transom windows on the arcaded wing wall shop to the east. Anyone who was familiar with the building complex over time would easily recognize Las Tiendas today. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3030-

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

**Other Listings**

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Draper Leidig Building*

P1. Other Identifier: *Draper Leidig Building*

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*East side Dolores 2 south of Ocean (Block 76 (Lots South parts 6,7,8))*

Parcel No. *10-146-13*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A white stucco building consisting of a two-story front section and a one-story rear section having concrete foundations. A Spanish tile roof covers the front section and a residential patio is over the rear section. The ground floor of the front section includes four Moorish arches with green canvas canopies fronting the retail stores. The second story of the front section is a residence occupied by the owner. The left portion of the front section has a shed roof sloping northward. The remaining portion of the front section has a gable roof with a north-south ridgeline. Elaborate decorative comice work of brick and red tile shows under the eaves. The upstairs apartment has a large vaulted ceiling living room and french doors leading to a grand balcony overlooking Dolores Street.*

*On the ground floor, Photography West Gallery has a single display window. The other shops each have two angled display windows. The doors of the shops are either one-piece with a large glass panel or patterned wood Dutch type with multi-paned upper sections. The walls under the windows are faced with decorative tile. Cantilevered signs hang outside each shop. Moorish (See Continuation Sheet)*

P3b. Resource Attributes: (List attributes and codes) *HP6 - Commerical (1-3 stories)*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*West facing facade (View toward southeast). Photo No: 9219-38, 11/9/2002*

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

*1929 - Carmel Building Files*

P7. Owner and Address

*Theodore R. Leidig  
P.O. Box 221634  
Carmel, CA 93922*

P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA 93922*

P9. Date Recorded: *5/22/2002*

P10. Survey Type: (Describe)

*HRI Carmel 2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none") *Significant Building Survey 1978*

*Carmel Historic Survey 1989-1997*

Attachments ☒ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

*Significant Building Survey Carmel-by-the-Sea 1978*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder)

Draper Leidig Building

B1. Historic Name: *Isabel Leidig Building*

B2. Common Name: *Leidig Building*

B3. Original Use: *Commercial/Residential*

B4. Present Use: *Commercial/Residential*

B5. Architectural Style: *Spanish Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #2081 (January 3, 1929). Build 2-story concrete frame, stucco stores and upstairs apartment (\$24,000). (Original plans in file dated November 24, 1928) Architects: Blaine and Olson, Oakland, CA (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Blaine and Olson*

b. Builder: *C. H. Lawrence*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *Commercial*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This building qualifies under California Register Criteria #3 in the area of architecture as a significant Spanish Colonial Revival Style design by the Architectural firm of Blaine and Olson of Oakland, California. The Spanish Colonial Revival Style was paramount in the 1920s throughout California and was even required by deed for homes built in Pebble Beach. The building also is part of a row of commercial designs on Dolores Street between Ocean and 7th that best expresses Carmel's historic commercial development.

Roger W. Blaine and David Olsen had been partners with Willson J. Wythe in Oakland, and were primarily church and commercial designers. Wythe, an instructor at UC Berkeley, died in 1926, and the firm of Blaine & Olsen only lasted until the Depression. Both Blaine and Olsen had spent some time traveling in Spain prior to the commission, so they were acutely aware of the nuances of Spanish architecture. This is one of their few known works.

The Spanish Colonial Revival Style became very popular in California after the Panama Pacific Exposition in 1915 in San Diego featuring buildings designed by Bertram Grosvenor Goodhue that mixed Mediterranean architectural details with elements of Baroque architecture. The style spread to Santa Barbara, California after the 1925 earthquake in the work of George Washington Smith and Carlton Winslow Sr. and in the development of Pebble Beach by Samuel Morse in the 1920s where all houses were mandated to follow Mediterranean design elements. Architects such as Addison Mizner, Bernard Maybeck, Clarence Tantau, George Washington Smith, Lewis Hobart, Bakewell and Brown and local builders Hugh Comstock and M. J. Murphy produced buildings conforming to this style.

B11. Additional Resource Attributes: (List attributes and codes)

*HP-2 (Upstairs Apartment)*

B12. References:

1. *Architectural Guide to Northern California* by Sally Woodbridge, p. 452.
2. "Tribute to Yesterday" by Sharon Hale, pgs. 38, 61, 64
3. *Carmel-by-the-Sea Survey 1989-1996*

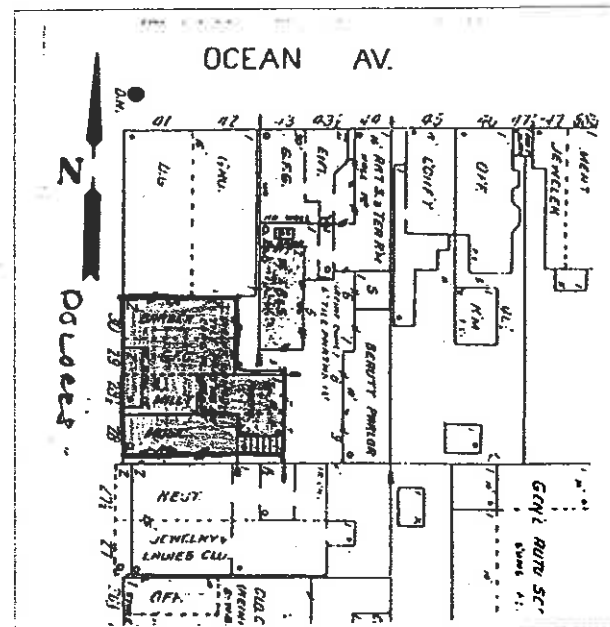
(See Continuation Sheet)

B13. Remarks: *Zoning - Commercial  
CHCS (AD)*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *5/22/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Draper Leidig Building

Recorded by: Richard N. Janick

Date 5/22/2002

☒ Continuation ☐ Update

B.6. Construction History (Continued from Page 2)

a. Previous Permits for same site

1. Permit #158 (February 1921) Owner De Yoe (\$600)
2. Permit #699 (November 1923) Owner Isabel Leidig (\$3,000)
2. Permit #2 (November 30, 1953) Install a T.V. antenna
3. Permit #2599 (April 30, 1954) Electrical
4. Permit #4262 (March 10, 1965) Interior remodel (Downstairs shop) (\$1,000) Contractor: Carl Moberg
5. Permit #75-67 (May 19, 1975) Interior remodel (Downstairs shop) (\$900)
6. Permit #1-508 (June 26, 1975) Awning replacement (Downstairs shop)
7. Permit #75-22 (March 17 1975) Interior remodel (Downstairs shop) (\$4,500)
8. Permit #79-115 (November 9, 1979) Door-Planter-Awning (Downstairs shop) Drawings in file
9. Permit #90-4 (January 26, 1990) Electrical
10. Permit #96-71 (November 20, 1996) Awning replacement
11. Permit #01-226 (December 17, 2001) Elevator Addition to rear of building, access to 2nd floor (\$25,000) Architect: Melvin E. Pritchard; Contractor: Lewelleyn Construction

B.10 Significance (Continued from Page 2)

This building was built for Robert and Isabel Leidig, whose daughter Jean married Raymond Draper. Isabel was the daughter of John Martin, who with his brother Robert purchased and successfully operated what is now the Mission Ranch, around 1860. Isabel was the youngest and only girl of the seven Martin children. The Leidigs had two boys, both World War II casualties, and one daughter, Jean. She later operated the exclusive sportswear shop in the Las Tiendas building known as Draper's. This shop later became Robertsons. Over the years the building has remained much the same and is still owned by the original family. There have been many tenants including: jewelry stores, art galleries, ladies apparel, real estate offices, photo galleries and gift shops. The original Robert and Isabel Leidig home on this site was moved from this location to the northwest corner of Fifth Avenue and Dolores Street in 1929 to make the original site available for the new building.

The Draper Leidig Building clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of Architectural Development. (Page 31)

B.12. References (Continued from Page 2)

4. CHCS, 1997

P3. Description (Continued from Page 1 )

decorative tiles accent windows and entrances on the rear patio, stairs, and the recently enclosed elevator tower, tying the elevations together. Carved wood pergolas frame the main entrance of the upstairs apartment off the roof patio at the rear of the building.

From left to right, the second story residence shows recessed French doors with a decorative wood railing, a recessed balcony with a patterned red tile railing. There are three sets of French doors leading out, two decorative lamps on the walls and three rainspouts extending out through the facade. Next, there are two recessed casement windows followed by French doors leading out to a French balcony of black metal. A red concrete passageway at the right leads to the decorative wrought iron gate at the rear of the residence. There are exterior stairs which lead to the patio and the entrance. The passageway continues to the back of the building and to the rear of the property where there is another passageway to Ocean Avenue via an adjacent property.

The rear one-story service space has metal doors with security glass panes and industrial sash windows. A steel staircase leads to the second story at the inner corner of the front and back sections. At the southwest corner, rises a slim cone-shaped stucco column topped by a decorative lamp and finial. An elevator tower with a sympathetic stucco wall treatment provides disabled access to the upstairs apartment. The elevator tower is not visible from the street.

At the rear of the property, behind a wood rail fence, is a garden and an ivy covered stucco wall which delineates the back property boundary. Behind a wood rail fence at the edge of the Dolores Street sidewalk, is an earthen plot containing two sizeable Monterey pines which front the two right hand shops.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

Isabel Leidig Building

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date

T

; R

; 1/4 of

1/4 of Sec

; E

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

East side Dolores 3 south of Ocean (Block 76 Lot 10)

Parcel No. 10-146-12

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A rectangular two-story building with a side gabled Spanish tiled roof extending over a cantilevered "Monterey Style" balcony on upper story with two symmetrically spaced French doors providing access. Arched windows on the north and south elevations provide additional light to the upstairs offices as well as three casement windows on the west facade. The porch roof is supported by squared posts and stepped corbel brackets. The balustrade is made of 2" x 2" x 36" squared spindels spaced 8 inches apart. The balcony floor is supported by cantilevered 6" x 6" extended beams from the frame and stuccoed walls. The lower story features a rectangular recessed bay window on the left and a recessed arched window on the right with a 12" x 12" exposed wood lintel and jamb central doorway leading to a passageway that provides access to the commercial properties on the lower story and the rear of the property. An arched entry on the south provides access to stairs leading to the upstairs offices. The siding is rough troweled stucco to emulate Spanish white-worked adobe-like surfaces. An awning shelters the rectangular left bay window and flower box while the arched window is exposed.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking east at west facade (View toward east).  
Photo No: 9219-34, 11/9/2001

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1925 - Carmel Building Files

P7. Owner and Address

Michael R. Draper  
P.O. Box 221634  
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 6/18/2002

P10. Survey Type: (Describe)  
Carmel HRI 2000

P11. Report Citation: (Cite survey report and other sources, or enter none)

Carmel-by-the-Sea Survey 1989-1996

CHCS 1994 and 1997

Significant Building Survey 1978

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) *Isabel Leidig Building*

B1. Historic Name: *Isabel Leidig Building*

B2. Common Name: *Isabel Leidig Building*

B3. Original Use: *Commercial and Residential*

B4. Present Use: *Commercial*

B5. Architectural Style: *Spanish Revival - Monterey Colonial*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit # 902 (January 1925) Commercial Building (\$9,200) Owner: Leidig (Isabel) Architect-BUILDER: (M. J. Murphy?) Arched windows - upstairs Monterey Style Note: 1924 - Sanborn Map shows NO building on lot (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *M. J. Murphy?*

b. Builder: *M. J. Murphy?*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *C - 1 - C*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Isabel Leidig Building is significant under California Register Criteria #4 in the area of commercial architecture development in downtown Carmel, mixing the Monterey Colonial style with the Spanish Colonial Revival. Although the original building permit is lost, certain details point to the design being created by builder M. J. Murphy. The second story veranda is derived from the Larkin House in Monterey (1834) and was used by Murphy in many houses in the Carmel area (see "Structures of the Period," M. J. Murphy cc. 1929). Also, the arched windows on the north and south gabled ends are similar to the arched windows of the Harrison Memorial Library that Murphy built in collaboration with Bernard Ralph Maybeck in 1927. Additionally, the Isabel Leidig Building is shown in a 1920's Panoramic View Photo on the east side of Dolores between Ocean and 7th in which the building to the south is also by Murphy, but all the others are by different architects and builders in the M. J. Murphy publication "Structures of the Period." The local historical significance centers around the Leidig and Martin families that intermarried and still own the building.

In the mid-1920's Robert Leidig and his wife Isabel owned a rather large piece of property on the east side of Dolores Street. Their family home was on this piece of property and the total piece encompassed what is now four large lots. In 1925, Isabel is listed as owner of, at least, the southernmost lot. Isabel (Bell) was the daughter of John Martin, who with his brother Robert, purchased (ca 1860), and for many years very successfully operated what is known today as the Mission Ranch. Isabel was the youngest and only girl of the seven Martin children born to John and his wife Elizabeth. When Isabel became a young woman of marriageable age in 1910, the two notable families of Leidig and Martin were united by the marriage of Isabel to Robert Leidig. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. *Grimes and Helmann, revised by Laffey, Historical Context Statement, Carmel-by-the-Sea, 1994-1997*

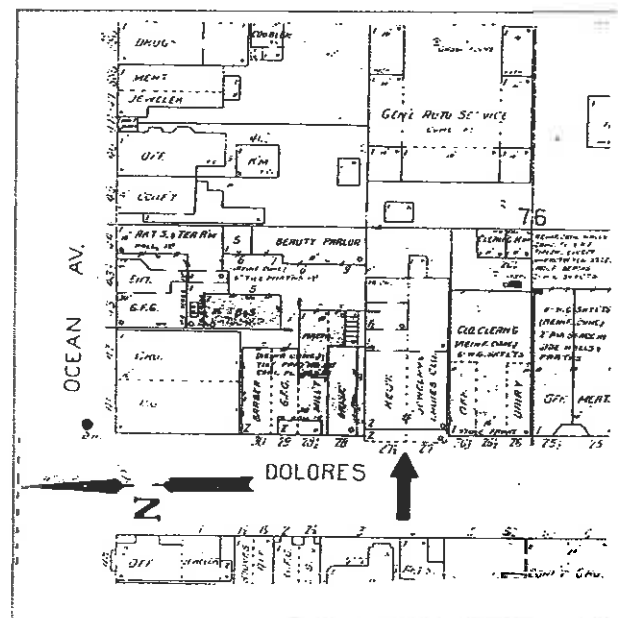
2. *Sanborn Fire Insurance Maps 1924 and 1930, Carmel-by-the-Sea (See Continuation Sheet)*

B13. Remarks: *Zoning C - 1 - C*  
*CHCS (A.D./E.D.)*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *6/18/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder)  
Recorded by: Richard N. Janick

Isabel Leidig Building  
Date 6/18/2002

☒ Continuation   ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit #2103 (Feb. 28, 1929) Lean-to Addition to Store (Rear) (\$100) Day Labor Owner: Isabel Leidig. Permit in file
3. Permit #2114 (March 22, 1929) Remodel (\$100) Day Labor 1" x 12" Pink - Stucco covering roof (Lean-to) NOTE: 1930 Sanborn Map shows (1925 building on lot) Owner: Isabel Leidig
4. 1960's - Water heater - new Awnings - for stores (1965-65); Electrical - plumbing - rear section (1968)
5. 1970's - Interior Restaurant Remodel - Art Galleries remodel (Display cases - doors)
  - a. Permit #79-165 (Oct. 15, 1979) Remodel - Store (interior) "Intimate Intrigue" (\$9,000) Architect: Historic Design Associates (Palo Alto); Owner: Contractor
6. 1980's - Painting Exterior - Remodel Upstairs Apartment to Offices - Interior - Downstairs Remodel
  - a. Permit #82-160 (Aug. 22, 1982) (\$37,000) Contractor: Tom Tolas; Architect: William Egan (Owner: Leidig Trust)
  - b. Permit #89-99 (May 29, 1989) (\$10,000) Commercial Interior Remodel - Contractor: William McFall Associates "Village Artistry"
7. 1990's - Restaurant Painted - Roofing - Kitchen Modifications
  - a. Permit #91-08 (Feb. 27, 1991) - Paint window-door trims Flower Box "Greek Taverna"
  - b. Permit #93-18 (May 17, 1993) - Paint Trim
  - c. Permit #93-43 (Sept. 24, 1993) - Paint exterior of restaurant "Mondo's Trattoria"
  - d. 1996 - Violations - Exterior Changes Denied "Mondo's Trattoria"
  - e. Permit #97-5 (March 26, 1997) - Kitchen Hood Modification
  - f. Permit #97-17 (June 4, 1997) - Fire Protection (Interior)
  - g. Permit #97-219 (Oct. 20, 1997) - New Roof - Tar and gravel Lambert Roofing (\$17,360)

**B. 12 References** (Continued from Page 2)

3. Significant Building Survey - Carmel-by-the-Sea 1978
4. Carmel-by-the-Sea Survey 1989-1996
5. "Structures of the Period," by M. J. Murphy cc. 1929
6. Hale, Sharon, "A Tribute to Yesterday," Valley Press, Santa Cruz, 1992

**B. 10. Significance** (Continued from Page 2)

The couple had three children, two boys and a girl. Sadly, both of the boys were killed in World War II but the daughter, Jean, survived to marry Raymond Draper. Isabel Leidig is listed as the original owner of this two-story building which was built, according to City records in 1925.

The Isabel Leidig Building clearly reflects the finding of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development and economic development.



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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) W. C. Farley Building

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
East side Dolores, 4 south of Ocean (Block 76, Lot 12)

Parcel No. 10-146-11

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one story side gabled common wall commercial building with a low pitched Spanish Style ceramic tiled roof. The walls are concrete with a finely detailed Carmel stone veneer. The two side shop entrances are defined by low arched transom windows above fixed glass rectangular windows flanked by Dutch-style doors. The stone veneer features keystone vertical blocks to accent the arched detail. The central shop has an inlaid wood lintel with Carmel stone veneer corbels. A copper gutter creates a fascia detail below the tiled roof. The central shop has a rectangular hinged transom window above a centered Dutch door flanked by side fixed glass windows. All three of the store entrances are recessed two feet. The Carmel stone veneer and the tiled roof echo the design of the flanking buildings creating a contextual unity of design.

**P3b. Resource Attributes:** (List attributes and codes) HP6 - 1-3 story Commercial Building

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
Looking east at West facade (View toward east).  
Photo No: 9219-32, 11/9/2001

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1927 - Carmel Building Files

**P7. Owner and Address**

Estate of Carl S. Sivey  
Tr. Re. Dept. Wells Fargo  
P.O. Box 330  
Palo Alto, CA 94302

**P8. Recorded by:** (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

**P9. Date Recorded:** 6/19/2002

**P10. Survey Type:** (Describe)

Carmel HRI 2000

**P11. Report Citation:** (Cite survey report and other sources, or enter "none") CHCS 1994 and 1997 Significant Building Survey 1978

Carmel-by-the-Sea Survey 1989-1996

**Attachments** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

Historic Context Statement 1994-97 - Carmel Significant Building Survey 1978, Carmel-by-the-Sea Survey 1989-96Tr. Re. Dept. Wells

Resource Name or #: (Assigned by recorder) *W. C. Farley Building*

B1. Historic Name: *W. C. Farley Building*

**B2. Common Name:** *Mission Cleaners*

B3. Original Use: Commercial

B4. Present Use: *Commercial*

**B5. Architectural Style:** *Mediterranean-Spanish Revival*

**B6. Construction History:** (Construction date, alterations, and date of alterations)

1. Permit #1846 (March 21, 1927) Build one story (40' x 70') commercial building (\$6,000) Contractor: M. J. Murphy; Owner: W.C. Farley Permit in file (See Continuation Sheet)

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date :

**Original Location:**

**B8. Related Features:** *Rear Dry Cleaning Plant built in 1927 Permit #1847 - separate building at east end of lot*

B9a. Architect: *M. J. Murphy*

b. Builder: *M. J. Murphy*

**B10. Significance: Theme:** *Architectural Development in Carmel*

Area: Carmel-by-the-Sea

**Period of Significance:** 1880-1940      **Property Type:** C-1-C

**Applicable Criteria:** CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The W. C. Farley building is significant under California Register Criteria #3 in the area of commercial architectural development in downtown Carmel and as a work by local builder/contractor M. J. Murphy. The design features elements of the Spanish Revival Style in the tiled side gabled roof and the arched transom windows of the two symmetrical front offices flanking the central exposed wood lintel commercial space. A Carmel stone veneer showcases Murphy's sophisticated handling of the material, especially in the wedge shaped blocks outlining the low arched windows. Similar arched windows are found on the adjacent Isabel Leidig Building (1925) and the Harrison Memorial Library (1927). The property housed a cleaners and cleaning plant for more than 60 years, and only a few cosmetic changes have occurred to the front stores' entrances, mainly in the form of signage and awnings. The building is one of several on Dolores Street between Ocean and 7th that best express the commercial architecture design in Carmel in the 1920's. The W. C. Farley Building clearly reflects the finding of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development and economic development.*

**B11. Additional Resource Attributes:** (List attributes and codes)

## B12. References:

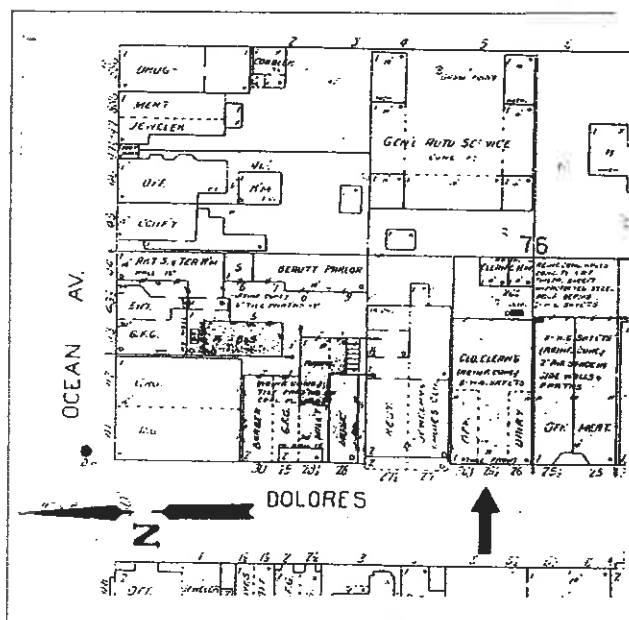
1. *Grimes and Helmann, Revised by Laffey, "Historical Context Statement" Carmel-by-the-Sea, 1994-99*
2. *Sanborn Fire Insurance Maps (1930) - Carmel-by-the-Sea*
3. *Significant Building Survey, Carmel-by-the-Sea, 1978*  
(See Continuation Sheet)

B13. Remarks: Zoning C-1-C  
CHCS (A.D./E.D.)

**B14. Evaluator:** *Richard N. Janick*

Date of Evaluation: 6/19/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 3 of 3**      **Resource Name or #:** (Assigned by recorder)

W. C. Farley Building

**Recorded by:** Richard N. Janick

**Date** 6/19/2002

☒ Continuation   ☐ Update

**B. 6. Construction History** (Continued from Page 2)

2. Permit #1847 (March 21, 1927) Building: Dry Cleaning Plant works to rear of commercial building (14' x 39') (\$700) Contractor: M. J. Murphy; Owner: W. C. Farley
3. Permit #69-167 (Dec. 22, 1969) Remodel rear Cleaning Plant. (\$10,000) Contractor: Jim Pruitt; Owner: Kip Silvey
4. Trim Painting: Dark Brown (Feb. 25, 1970)
5. Permit #79-18 (May 8, 1979) Village Electric - Repair
6. Permit #79-23 (Feb. 21, 1979) Awning color change
7. Permit #83-31 (Sept. 19, 1983) Village Electric - Repair
8. Permit #83-26 (March 2, 1983) Remodel Awnings (Vintage Shop)
9. Permits #83-66 & #83-72 (May 2, 1983) New store (shop) windows and door (awning)  
Contractor: Alan Williams. Exposed wrought iron hinged Diamond window, Dutch door to square window - Dutch doors - hidden hardware (\$1200)
10. Permit #89-32 (June 12, 1989) (Plumbing) - Cleaners
11. Permit #94-35 (Aug. 3, 1994) (Repaint Cleaners Door) Yellow to Sienna Brown
12. Permit #95-106 (June 26, 1995) Replace (6) skylights (Cleaners) (\$2,500)
13. Permit #98-189 (Oct. 8, 1998) Re-roof (Composition) (Rear) Williams Roofing (\$8,700) (Behind tiled front)
14. Permit #00-32 (Nov. 21, 2000) Change Awning
15. Permit #00-237 (Nov. 29, 2000) Interior Remodel (\$1,800)

**B. 12. References** (Continued from Page 2)

4. "Structures of the Period," c. 1929 By M. J. Murphy
5. Hale, Sharon, "A Tribute to Yesterday," Valley Press, Santa Cruz 1992

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (Assigned by recorder) *Percy Parkes Building*

P1. Other Identifier: *Vining's Meat Market*

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*East side Dolores 4 NE of 7th  
(Block 76 Lot 14)*

Parcel No. *10-146-10*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one story commercial building constructed of reinforced concrete with a side gabled red Mission Style tiled roof. The walls are stuccoed, and the west facade features two central inset Dutch-doors with symmetrically angled fixed-pane show windows. Low pitched tiled triangular hipped roofs set off large rectangular multi-pane fixed show windows at the front. A semicircular arched molding inscribes the twin doors leading to identical commercial shops. An elaborate horizontal stuccoed molding strip provides a decorative sill with inset relief areas below that produce shadow lines below the show windows. Awnings have been installed that cover the arched detail over the shops' entrance doors. The roof's ridge line is the same height as the adjacent M. J. Murphy building to the North, however, the slope is slightly lower creating its own architectural presence.*

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*Looking at west facade (View toward northeast).  
Photo No: 86564-4, 6/26/2002*

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

*1926 Carmel Building Files*

P7. Owner and Address

*Yashoob Hakim-Baba  
P.O. Box 1701  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA 93922*

P9. Date Recorded: *4/25/2002*

P10. Survey Type: (Describe)

*HRI Carmel 2001*



P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 4

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

Percy Parkes Building

B1. Historic Name: Percy Parkes Building

B2. Common Name: Vining's Meat Market

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1756 (Sept. 14, 1926) Build 40' x 70' one story "Store Building" (\$6,000) (Concrete, Frame, Tile Roof)  
Architect/Building/Owner: Percy Parkes (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Percy Parkes

b. Builder: Percy Parkes

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: Commercial Building

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building qualifies under California Register Criteria #3 in the area of architecture as an expression of the Spanish Colonial Revival Style and the work of contractor-builder Earl Percy Parkes. The Spanish Colonial Revival was paramount in the 1920's throughout California. This building is also part of a row of commercial designs on Dolores Street between Ocean and 7th that best expresses Carmel's historic commercial development in the 1920's.*

*The Spanish Colonial Revival Style became very popular in California after the Panama Pacific Exposition in 1916 in San Diego featuring buildings designed by Bertram Grosvenor Goodhue that mixed Mediterranean architectural details with elements of Baroque architecture. The style spread to Santa Barbara, California after the 1922 earthquake in the work of George Washington Smith and Carlton Winslow Sr. and in the development of Pebble Beach by Samuel Morse in the 1920's where all houses were mandated to follow Mediterranean design elements. Architects such as Addison Mizner, Bernard Mayhew, Clarence Tantau, George Washington Smith, Lewis Hobart, Bakewell and Brown and local builders Hugh Comstock and M. J. Murphy produced buildings conforming to this style.*

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historic Context Statement 1997

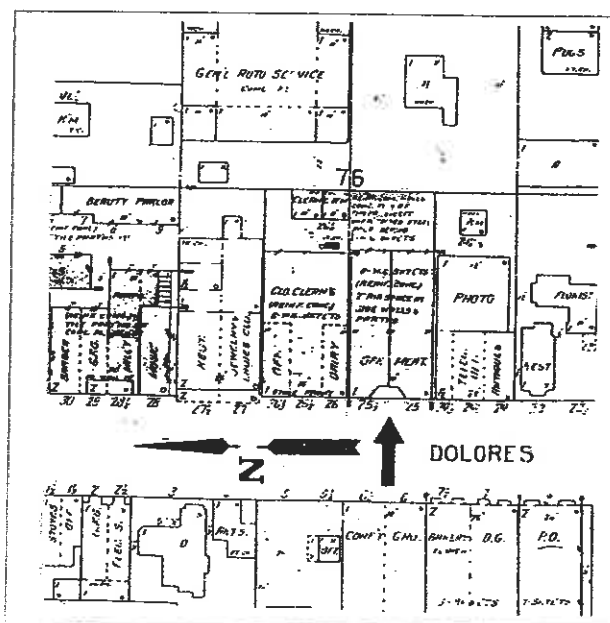
(See Continuation Sheet)

B13. Remarks: Zoning - Commercial  
CHCS (AD/ED)

B14. Evaluator: Richard N. Janick

Date of Evaluation: 4/25/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Percy Parkes Building

Recorded by: Richard N. Janick

Date 4/25/2002

☒ Continuation ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit #2315 (Sept. 2, 1930) Build Shed (6' x 10') (\$35.00) in rear (House compressor and refrigerator) (Day labor) Owner: Geo. Vining
3. Permit #1000 (Aug. 4, 1942) Shed Addition (\$200) Contractor: M. J. Murphy Owner: Fred McIndoe
4. Permit # ? (Sept. 22, 1949) Shed Addition (\$100) Day labor Owner: Hazel and Paul McKinstry (Carmel Grocery)
5. Permit #2812 (March 18, 1955) (Travetti Meat Market) - Plumbing
6. Permit # Interior Remodel (1958) - Robert Ross, Owner
7. Permit #3444 (Aug. 26, 1963) Armond Beauty Parlor - Heater
8. Permit #1-277 (Oct. 18, 1967) Paint Exterior, Install Awnings
9. Magazine Racks (February 1972) (Carmel Vintage Shoppe)
10. Interior Remodel - (1976) Gift Shop (Arch Ray Lloyd)
11. Permit #80-6 (Jan. 10, 1980) Interior Partition (\$3,000)
12. Interior Remodel (\$5,200) (May 5, 1987) Owner: Village Artistry Contractor: Wm. McFall
13. Awnings (1990) - New
14. Re-roof (1993)
15. Repaint (1994)
16. Permit #96-205 (1996) Antique Store - Exterior Remodel (Rear area)
17. Interior Remodel (1996) (\$12,000) Contractor: Mark Travaille
18. Signage (1999)
19. (2000) Remove Interior partition (\$500.00)

**B. 12 References** (Continued from Page 2)

3. Watkins, Rolin, "Earl Percy Parkes," History of Monterey County 19253. Hale, Sharon, A Tribute to Yesterday, pgs. 36, 84, 95, 184, 1980 Valley Press
4. Carmel-by-the-Sea Historic Survey 1989-1996
5. Sanborn Fire Maps 1924, 1930

**B 10. Significance** (Continued from Page 2)

Earl Percy Parkes, better known to his friends by his second name of Percy, was a native of the old Buckeye state but was a California resident for years. He was born in the city of Port Clinton in Ottawa County in northwestern Ohio, on May 2, 1884, the son of William H. and Louise (Barnes) Parkes. His father was a well-to-do shoe merchant in Port Clinton and was long regarded as one of the substantial citizens the community. Reared in Port Clinton, an attractive old town on Lake Erie, Percy Parkes attended schools there and was graduated from high school. He also received a good business education. As a young man, he worked with the passenger department of the Rock Island Railroad Company. It was during his years as a traveling excursion agent for the company that he came to California. After becoming a resident of California he entered the university at Los Angeles to study law. However, before completing the course and taking the final examinations, Parkes became connected with the extensive realty operations then being carried on in Los Angeles, and in 1911 established himself in that city as a building contractor. Mr. Parkes was engaged as a builder in Los Angeles for seven or eight years until he transferred his operations to Carmel in 1919 where he was quite successful. The considerable increase in the population and material interests of the village during that time owed much to his enterprise and energetic methods.

Mr. Parkes was twice married and by his first wife had a son, Earl Percy Jr. He and his second wife, Jeannette Hoagland, a native daughter of California, had a son, William Henry. Mr. and Mrs. Parkes took an interest in Carmel's general social and civic activities. Mr. Parkes was a member of the Masonic order and the Monterey Gun Club.

Among the progressive building contractors who did so much toward the advancement of the material interests of Monterey County, Earl Percy Parkes is entitled to special recognition for the fine character of work he did. During his residency in Carmel, he was in charge of a greater part of the really substantial building operations carried on in the community. The evidence of his craftsmanship is visible in the many notable residences erected during that time, and not a few of the more substantial business buildings, including a fine business block that he owned. His good taste and enterprise, coupled with up-to-date construction methods, characterized all these operations, and the attractive appearance of beautiful Carmel-by-the-Sea owes much to this energetic builder.

(See Continuation Sheet 2)

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 4 Resource Name or #: (Assigned by recorder)

Percy Parkes Building

Recorded by: Richard N. Janick

Date 4/25/2002

☒ Continuation ☐ Update

**B. 10. Significance** (Continued from First Continuation Sheet)

Although the building has housed many different varieties of businesses, the first occupants were the most memorable (George Vining's Meat Market and the Mingo's Carmel Grocery) and later McKinstry's Carmel Grocery. The businesses remained, serving residents, through the 1960's and 1970's before the commercial climate changed. But in the early years, its location on Dolores Street was once quite the active hub of Carmel with the temporary police department across the street, above a bakery, the post office nearby in the Oakes Building, and the Pine Cone in the adjacent De Yoe Building. The significance of this small commercial building is that its durable construction of sturdy materials of stuccoed walls and red tile roof has allowed the structure, which is virtually unchanged, to withstand the passage of the years.

The Percy Parkes Building clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development and economic development.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) De Yoe Building

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

East side Dolores 4th North of 7th  
(Block 76 Lot 16)

Parcel No. 10-146-009

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story steep pitched side-gabled composition roof wood frame building with stuccoed walls and faux-timbered diagonal boards on three cross gabled dormers defining the second story apartments on the main west facade. The stucco and half-timber details extend down to the three first floor commercial spaces that are entered by stuccoed archways and set back Dutch doors. Three asymmetrically placed show window bays extend out with tiny composition shingled hipped roof details above.*

*The side gables under the main roof are sheathed in horizontal 1" x 8" wood siding with small rectangular vents at the top of the gable. The windows in the projecting dormers are single fixed pane casement windows that replaced 6 pane divided lites in the 1980s. A large wooden lintel above the entrance frames the central shop doorway and "show" window which has retractable awnings. Wood corbels support a 16" horizontal fascia that defines the two largest projecting dormers of the upstairs apartments. The third dormer is smaller and recessed halfway up the side gabled roof and centered over the northernmost commercial shop.*

**P3b. Resource Attributes:** (List attributes and codes)

HP6 - 1-3 story Commercial Building

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

**P5b. Description of Photo:** (View, date, accession #)

Looking southeast at west facade (View toward  
streets). Photo No: 9219-31, 11/9/2001

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

4-25 Carmel Building Files

**P7. Owner and Address**

John Evans Trust  
760 Partridge Place  
Carmel, CA 93923

**P8. Recorded by:** (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922

**P9. Date Recorded:** 7/8/2002

**P10. Survey Type:** (Describe)

RI Carmel 2001



**P11. Report Citation:** (Cite survey report and other sources, or enter "none") Carmel Historic Survey 1989-1997 Significant Building Survey 15

**Attachments** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Mining Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

De Yoe Building

B1. Historic Name: *De Yoe Building*

B2. Common Name: *Pine Cone Building - Later Studio Theatre*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Tudor Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #855 (Nov. 24, 1924) (\$8500) Owner: Ray C. DeYoe; Builder: M. J. Murphy (Carmel Pine Cone 12/20/24)  
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *M. J. Murphy*

b. Builder: *M. J. Murphy*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *Commercial Building*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building qualifies under California Register Criteria #3 in the area of architecture as a significant example of the Tudor Revival style applied to commercial building in Carmel and the eclectic styles of builder M. J. Murphy. The Tudor Revival, with its steep gabled roofs and dormers, exposed faux-beams, stuccoed walls and prominent chimneys, was first introduced to Carmel by Eugenia Mabury in 1905 with the Grace McGowan Cook House located on 13th Street between San Antonio and Carmelo. The style was applied to commercial design by Murphy in the DeYoe-Pine Cone Building and Herbert Heron's 7 Arts Building built by Percy Parkes at the S.W. corner of Ocean and Lincoln in 1925. Amelia Gates also used the style at the S.E. corner of Ocean and Monte Verde in 1927.*

*The De Yoe Building is also part of an intact row of commercial buildings on Dolores Street between Ocean and 7th built in the 1920s that show the diversity of commercial designs in Carmel. The block was also the heart of commercial Carmel in the 1920s with the post office, the Pine Cone, Carmel Cleaners, an auto dealership and Vinings Meat Market all situated in this block. The De Yoe Building (Tudor) along with the Carmel Cleaners (Carmel Studio Veneer) and the Isabel Leidig Building (Spanish Revival) expresses the diversity of building styles that M.J. Murphy utilized in Carmel.*

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 Upstairs Residence

B12. References:

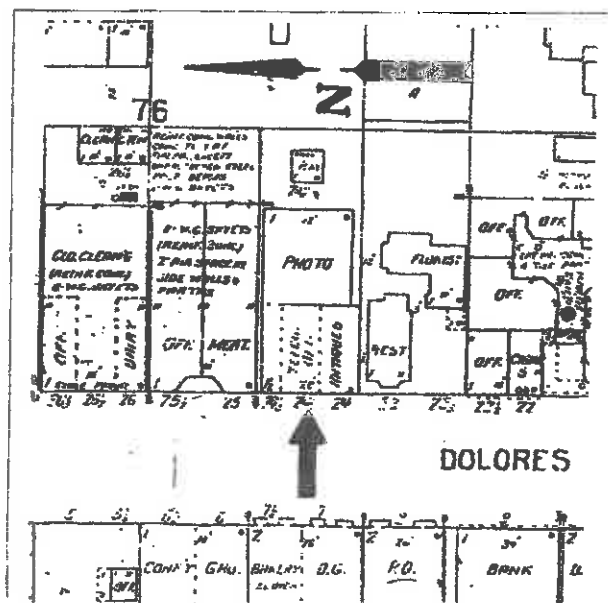
1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historic Context Statement, 1997  
(See Continuation Sheet)

B13. Remarks: *Zoning CHCS (AD/ED/CD)*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *7/8/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 3 of 3      Resource Name or #: (Assigned by recorder)  
Recorded by: Richard N. Janick

De Yoe Building  
Date 7/8/2002

☐ Continuation   ☐ Update

**B. 6. Construction History (Continued from Page 2)**

2. Permit #2365 (Feb. 27, 1931) Addition to Denny Watrous Gallery Owner: Ray De Yoe; Contractor: M. J. Murphy (\$800) Frame with stucco (10' x 35') and (12' x 22') Completed March 31, 1931
3. Permit #1849 (Sept. 22, 1949) Storage Shed Owner: McKinstry
4. Permit #2966 (Oct. 31, 1956) Remodel an Entrance to Shop Owner: Langer (\$200)
5. Permit #3097 (Sept. 27, 1959) Rebuilt Upstairs Apartment Hallway Owner: Amy Bingham; Contractor: Miles Bain (\$6000)
6. Permit #3867 (Nov. 7, 1962) Add kitchen to Studio Theatre for Restaurant (\$1500) Owner-Contractor: Martin Hackett Doerr
7. Design Review (Feb. 24, 1971) Change entry to Studio Theatre - Expand awning
8. Permit #71-15 (Feb. 5, 1971) Create Dressing Rooms - Remodel Studio Theatre at rear (\$5000)
9. Permit #71-47 (March 23, 1971) Upstairs kitchen with dumb waiter (Remodel bathrooms- Studio Theatre) (\$5000)  
Contractor: J. B. Pruitt
10. Permit #73-189 (Dec. 21, 1973) Convert real estate office to dress store
11. Permit #74-11 (Jan. 30, 1974) Remodel upstairs apartment kitchen and bath (\$2500) Robert H. Evans (Owner/Contractor)
12. Permit #74-109 (June 17, 1974) Add storage space above stage (\$6000) Contractor: Tom Bordonaro; Architect: John Gamble
13. Design Review (Feb. 28, 1975) South Gift Shop remodel entrance Architect: Roy Lloyd
14. Permit #82-81 (June 3, 1982) Interior Commercial Remodel Handworks: Owner (\$1500) Contractor: S.F.B. Morse & Associates
15. Permit #86-40 (March 3, 1986) Re-roof (\$1,600) Contractor: C. L. Frost
16. Permit #87-99 (May 29, 1987) Interior remodel (\$10,000) Village Artistry (Contractor: William McFall Associates) (North shop)
17. Permit #95-32 (March 2, 1995) Partial re-roof (rear) of building (\$12,000) Owner: Judith Evans; Contractor: C. L. Frost
18. Permit # 99-149 (June 25, 1999) Interior remodel (Commercial) (\$2500) Contractor: Bill Lewellyn
19. Permit # (DR 00-28) (Sept. 26, 2000) New awnings Focus Photograph (\$790)

**B. 12. References (Continued from Page 2)**

3. Evans, Robert Sr., "Carmel Fifty Years On," Carmel Pine Cone, 1974
4. Hals, Sharon, "A Tribute to Yesterday," Valley Press, 1980, p. 95
5. Seavey, Kent, "Grace McGowan-Cook House," D.P.R. Carmel HRI - 2000

**B. 10 Significance (Continued from Page 2)**

The businesses housed in the DeYoe Building are also significant. From 1925 to World War II The Carmel Pine Cone had its offices in the southern part of the building. In 1927, Dene Denny and Hazel Watrous established an art gallery in the northern space and a rear addition that later housed a stage for theatrical performances that propelled them into managing the First Theatre in Monterey and eventually establishing the Carmel Bach Festival. In 1950, the Studio Theatre was established out of a dance and art studio with restaurant facilities added in 1962. A Western Union office, numerous art galleries, antique shops, and restaurants have been tenants of the past 75+ years.

Ray De Yoe, the building's original owner-developer, was a State Assemblyman for Monterey-San Luis Obispo Counties in the 1920s.

The DeYoe Building clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of Architectural, Economic, Cultural and Artistic Development.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) Tuck Box

P1. Other Identifier: Sally's

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

East side Dolores 2 north of 7th  
(Block 76 Lot 18) N.W. portion of lot

Parcel No. 10-146-8

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A rectangular plan 1-1/2 story steep-gabled roofed wood frame building on an east-west axis with a textured stucco, faux-timber veneer. The main entrance is contained in a gabled projecting wing on the left with an irregular fixed 8-pane french style door. A projecting central show window bay is shielded by an overhanging candy stripe awning. The roof of irregular wood shingles curves and undulates in a unique pattern. A tall clinker-brick chimney undulates upward on the southeast corner through overhanging eaves. Carmel stone is used as a wainscoting below the bay window and as a tapering wall with an arched gate that leads to a central courtyard. A shingled cap extends over the west gable and shields an arched ventilation window with a wooden shutter. All the windows have irregular frames and panes emphasizing the Fairy-Tale Craftsman style that is synonymous with the Tuck Box and Hugh Comstock.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking N.E. at southwest facade (View toward northeast). Photo No: 9219-29, 11/9/2001

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1926 - Carmel Building File

P7. Owner and Address

Z. J. LeTowt III  
P.O. Box 3272  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: 10/8/2002

P10. Survey Type: (Describe)  
HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978  
Carmel Historic Survey 1989-1997

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 5

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Tuck Box

B1. Historic Name: Sally's - "The Lark"

B2. Common Name: Tuck Box

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Craftsman - Fairy Tale Cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1126 - (April 1926) Build commercial building (\$1,200) Owner: Bonnie Lee; Contractor: Hugh Comstock  
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. Lemos Building - (Permit #2122 April 16, 1929) (21' x 27' -southeast end of lot - \$1,000) (Contractor: Louis Anderson, Kenneth Munnins, assistant contractor, Designer-owner: Pedro J. Lemos (wood-stucco)  
(See Continuation Sheet)

B9a. Architect: Hugh Comstock

b. Builder: Hugh Comstock

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880s-1940 Property Type: C-1

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Tuck Box qualifies under the California Register Criteria #3 as the landmark Fairy-Tale Style commercial building designed by Hugh Comstock in 1926 that is internationally associated with the City of Carmel-by-the-Sea. Originally known as Sally's, built for Bonnie Lee, the Tuck Box features design elements such as: the steep gabled curving irregular shingled roof, rough textured stucco walls, faux-timber frame posts and beams, multipane irregular divided glass windows, and used brick irregular chimney mass that Comstock originally used on the "Doll's House" of 1924 for his wife's Otsy-Totsy Dolls. The style became synonymous with Comstock and many houses were constructed throughout the city. The Tuck Box reflects the only commercial application of the Fairy-Tale Style by Comstock, although elements were utilized by other builders such as Pedro Lemos, Earl Percy Parkes, M. J. Murphy, Amelia Gates and J. D. Nichols. In the early 1980s, developer Craig McFarland utilized elements of the Tuck Box in a new commercial development at San Carlos and 6th which set off a neo-Comstock Cottage boom that is still evolving and an integral part of the design review concepts of the city. The Mary Dummage Shop, diagonally across the street (north end of Picadilly Park) was designed by Earl Percy Parkes just months after the Tuck Box was under construction and reflects many of the "Fairy-Tale" details. Pedro Lemos' building to the rear of the Tuck Box, built in 1929, followed the general aesthetic of the Tuck Box with a roof of slate shingles.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

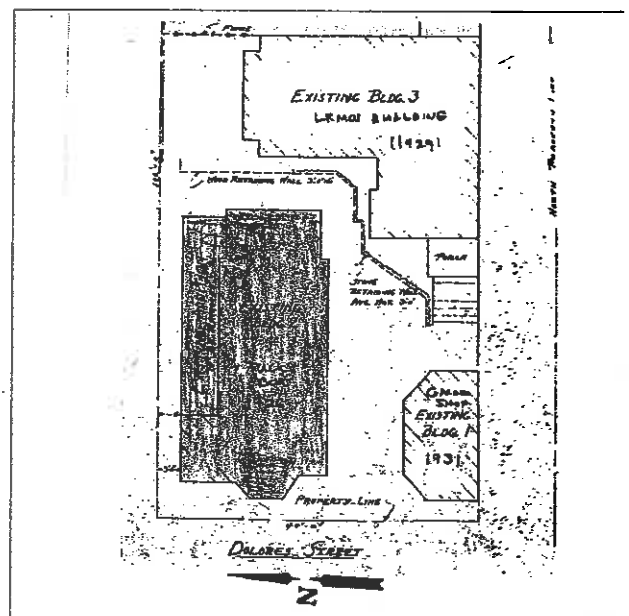
1. Carmel Building Records, Planning Department, City Hall, Carmel  
2. Carmel Historic Context Statement of 1997  
(See Continuation Sheet)

B13. Remarks: Zoning  
AD/ED CHCS 1997

B14. Evaluator: Richard N. Janick

Date of Evaluation: 10/8/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 3 of 5 Resource Name or #: (Assigned by recorder)

Tuck Box

Recorded by: Richard N. Janick

Date 10/8/2002

☒ Continuation ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit # 1814 (January 209, 1927) Addition to shop (\$500) Owner: Pedro J. Lemos; Contractor: Lewis Anderson
3. Permit #3045 (April 24, 1953) Addition and Alteration ( new roof - stucco) (\$3,000) Owner: Rita Lemos; Contractor: Bert Taylor
4. Permit #87-192 (October 10, 1987) Repair Fire Damage (\$39,000) Contractor: David Burdge; Owner: Allen Hilbun
5. Permit #88-7 (January 18, 1897) Reroof - (\$1500) Owner: Gail Hilbun; Contractor: David Burdge
6. Permit #97-248 (December 5, 1997) Remodel Kitchen (\$5,000) Owner-Contractor: Z. J. Le Tourt

**B. 8 Related Features** (Continued from Page 2)

2. Separate addition to Garden Shop (Permit #2460 December 9, 1931) (South end of lot) Contractor: Hugh Comstock; Owner: Pedro Lemos (\$475) Original plans in file

**B. 12. References** (Continued from Page 2)

3. "Unusual Little House in Carmel" by H.W.A., Peninsula Daily Herald, May 1926, "Bonnie Lee" Shop by Hugh Comstock
4. "New Structure Embodies Ideas of Pedro Lemos," Peninsula Daily Herald, June 11, 1929. Lemos Building (Construction)
5. Sanborn Fire Maps, 1924, 1930
6. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980, p. 95 - Dolores Street
7. Woodbridge, Sally and Gebhard, David, "A Guide to Architecture in Northern California," 1972, p. 459
8. Rasmussen, Lillian, "Hugh White Comstock 1893-1950," Monterey Peninsula College, 1982
9. Hughes, Edan Milton, "Pedro Joseph Lemos," Artists in California 1786-1940, Hughes Publishing, San Francisco, p. 332
10. Hathaway, Pat, California Views Historical Photo Collection, Monterey. #93-46-08, #02-73-03 and #91-01-432

**B. 10 Significance** (Continued from Page 2)

**HUGH COMSTOCK**

Hugh Comstock was born on a ranch in Evanston, IL in 1893, the youngest of seven children. In 1907, at the age of 14, Hugh moved to Santa Rosa, CA with his family. His talent for drawing was a natural one which seemed to run in the family. His sister also an artist, was married to Carmel artist George Seideneck. In 1924, Comstock visited his sister in Carmel, and through her met Mayotta Browne. Hugh stayed on in Carmel, and a short time later he and Mayotta were married. He found that his bride was a successful business woman who designed and made rag and felt dolls she named "Otsy-Totsys." Mayotta asked Hugh to build a cottage just for the dolls - "a fairy house in the woods".

Comstock, utilizing his flair for drawing, designed a charming, whimsical cottage for the dolls which he and Mayotta built with loving care and attention to such details as mixing pine needles with the plaster, and troweling the plaster over burlap on the walls to create uneven, strongly textured surfaces. The "Doll's House" created a sensation with Carmel residents, many of whom wanted Comstock to build them similar structures for homes and businesses. Thus Hugh Comstock found himself launched into an exciting new profession. He became a designer and builder of a new kind of fantasy architecture, totally different from the more commonplace, boxy summer cottages of board and batten that comprised the majority of the Carmel architecture.

Comstock set up an office adjoining his home, and for the next few years concentrated on designs for his "fairy-tale" cottages. More traditional craftsmen were inclined to balk at his unconventional methods, nevertheless, when the Tuck Box Tea Room was built in 1926, the Carmel Pine Cone fancifully dubbed Comstock as Carmel's "Builder of Dreams."

In the late 1920s, just before the Great Depression, he became more pragmatic, and bowed to the demands of residents, who wanted larger, more luxurious and traditional structures for year-round homes. Comstock remained true to his own principles of concern for the environment and to his love for natural native materials. His original designs for luxury homes included the use of chalk rock, natural woods and hand-hewn timbers, terra cotta tile, redwood shakes, and hand designed fixtures. An interesting innovative idea of his was the use of rough lumber which was first painted, then the paint was partially removed for a flecked look for the interior walls.

Comstock's interest in the use of local clay for adobe bricks to reduce building costs led him on a search for bricks that would not absorb water and disintegrate. He learned that stabilized, waterproofed adobe bricks had been made, but since he was unable to get any, he invented his own formula. His and his associates started their own adobe brick plant in Carmel Valley, and called their bricks "Bitudobe".

(See 2nd Continuation Sheet)

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder)

Tuck Box

Recorded by: Richard N. Janick

Date 10/8/2002

☒ Continuation ☐ Update

**B. 10 Significance (Continued from Page 3)**

The invention of Bitudobe led to the development of a system in which heavy grooved bearing beams are placed at intervals in a single layer of modern, stabilized adobe brick walls, and locked together with waterproof mortar. Comstock then devised a special mixture to insulate and waterproof adobe roofing, and a type of adobe paint that would keep the liquid asphalt which waterproofed his adobe bricks from bleeding and discoloring the paint.

Mayotta and Hugh Comstock were both known for their generosity, kindness, and warmth. Hugh was genuinely well-liked and respected by his associates. He also gave his time freely to the community, serving more than 10 years as Chairman of the Carmel Sanitary board of directors and as President of the Carmel School Board where he also acted as a consultant to the architects who planned Carmel High School. In 1946, Comstock became a committee member of the then newly-created Carmel Planning Commission.

Hugh Comstock died unexpectedly on June 2, 1950.

**PEDRO JOSEPH LEMOS**

Pedro Joseph Lemos, painter, pastelist, etcher, illustrator, and lithographer, was born in Austin, NV on May 25, 1882. Lemos grew up on Myrtle Street in Oakland and was educated in public schools there. He studied art in San Francisco with Mary P. S. Benton, Harry Stuart Fonda, and at the Mark Hopkins Institute in 1900 under Arthur Mathews. He studied further in New York City at the ASL under George Bridgman, Arthur Down, and at Columbia University. Following his art training, he established a studio overlooking Lake Merritt in Oakland and soon began teaching at the University of California.

Beginning in 1911 he taught etching and decorative design at the San Francisco Institute of Art and served as director of that school from 1914-1917. Lemos then became director of the Museum of Art at Stanford University and held that position for many years. He was the author of *Applied Art*, *Artists Scrap Book*, *Block Printing*, and about 50 books on arts and crafts.

Lemos was a member of: California Society of Etchers (cofounder, 1913), Carmel AA (first president), Palo Alto AA, Bohemian Club, California PM Society. His work was exhibited at the Bohemian Club in the 1920s, PAFA, California Society of Etchers, Stanford University, 1928. His awards included: Honorable Mention PPIE, 1915, and gold medal for prints at the 1916 California State Fair. Works held: Bohemian Club, Stanford University, CSL, and Monterey Public Library.

Pedro Lemos died at his home in Palo Alto on December 5, 1954.

The Tuck Box clearly meets the criteria established in the Carmel Historical Context Statement under Architectural and Economic Development.

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

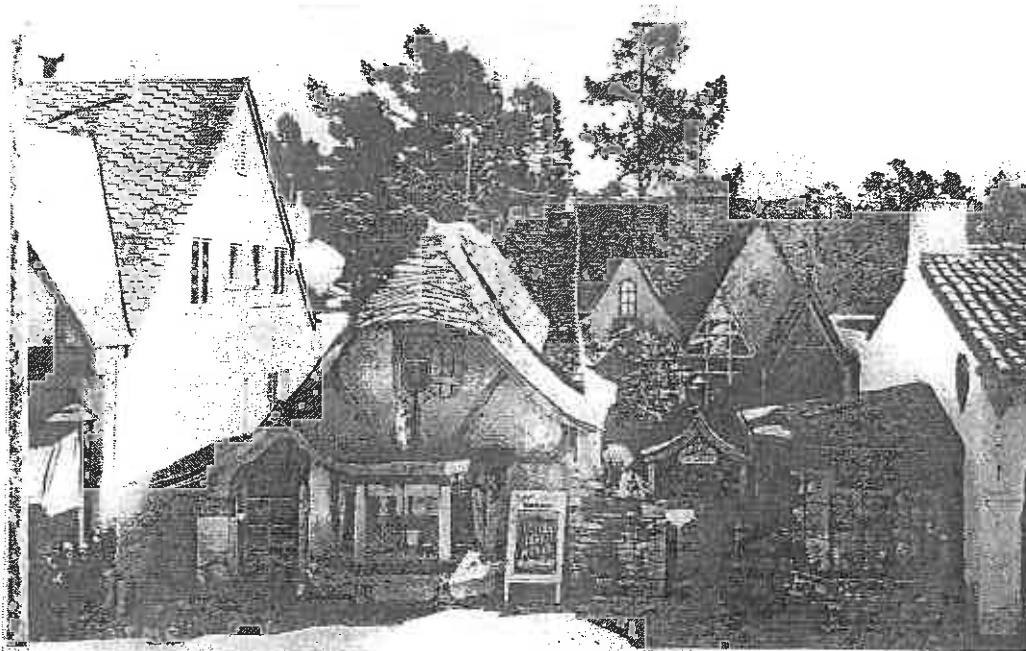
Tuck Box

Recorded by: Richard N. Janick

Date 10/8/2002

☒ Continuation ☐ Update

**A16. Photographs**



Hathaway, Pat, California Views Historical Photo Collection - Monterey.  
Looking East at west facades of Tuck Box (left), Lemos Building (back)  
Garden Shop (right) (Birdseye view) 1938, #93-46-08



Hathaway, Pat, California Views Historical Photo Collection - Monterey  
Looking east at west facades of Tuck Box (left) Lemos Building (back)  
Garden Shop (right) c1948 #02-73-03



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) *Lemos Building*

P1. Other Identifier: *Garden Shop*

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*East side Dolores - 2 north of 7th  
(Block 76 Lot 18 Southeast portion of lot)*

Parcel No. 10-146-8

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A 1-1/2 story L planned wood frame building with a steep pitched undulating gabled roof with composition shingles in irregular courses and undulating curves that evoke slate shingle roofs of English Country Cottages. The exterior walls are rough stucco with faux-timber diagonal and horizontal beams. The gabled ends and a projecting gabled entrance porch have undulating barge-boards that echo the faux-timber design. The current windows mimic the roof line and have multiple fixed panes between straight wood frames, whereas the original windows had undulating wood divides and various sized lights. A central projecting wing has a small arched stained glass window at the top of the pediment and a decorative plaque below. The original window had undulating frames and glass and a projecting planter box above the plaque. A low stone retaining wall extends from the side of the porch entrance steps diagonally back to the central projecting dormer creating flower beds. The patio has undulating flat stones tying the adjoining buildings together.*

P3b. Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial Building*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*Looking East at west façade,  
11-9-01, #9219-30*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1929 Carmel Building Files*

P7. Owner and Address

*Z. J. Le Towt III  
P.O. Box 3272  
Carmel, CA 93921*

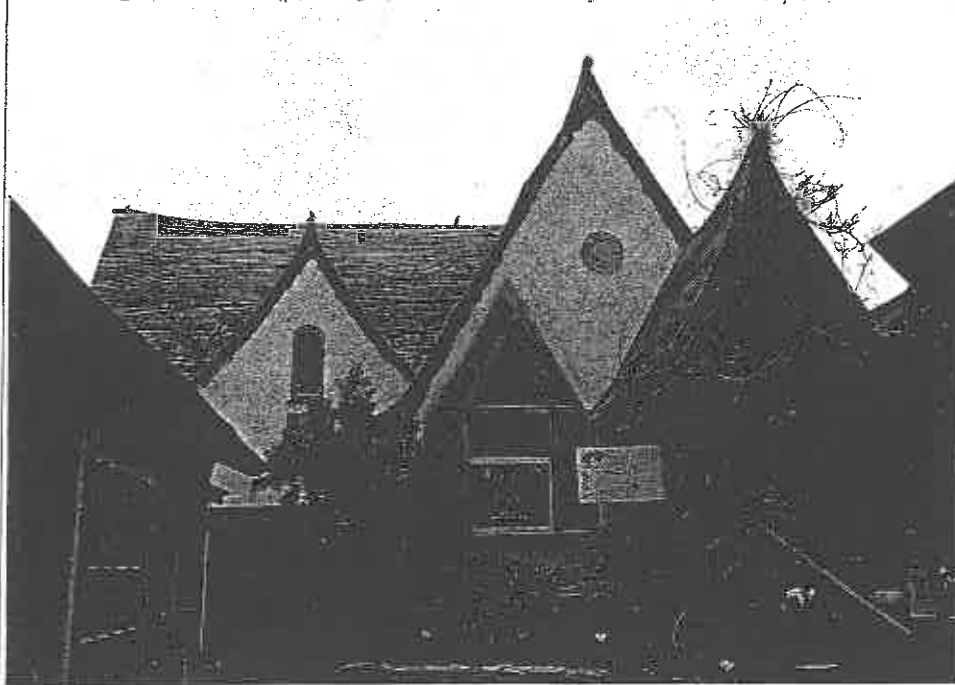
P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA  
93921*

P9. Date Recorded: *10/8/2002*

P10. Survey Type: (Describe)

*HRI Carmel 2001*



P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel Historic Survey 1989-1997*

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 5

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Lemos Building

B1. Historic Name: Garden Shop

B2. Common Name: Jam Shop

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Craftsman - Fairy Tale

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #2127 (April 6, 1929) Build Garden Shop (\$1,000) Owner: Pedro J. Lemos; Contractor: Louis Anderson (Wood - stucco)  
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. Tuck Box - adjacent building N.W. designed and built in 1926 by Hugh Comstock Permit #1126 (April 1926) (\$1,200) (Intact)  
(See Continuation Sheet)

B9a. Architect: Pedro Lemos

b. Builder: Louis Anderson-Kenneth Manning

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940

Property Type: Commercial

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Lemos Building qualifies under California Register Criteria #3 as the only building designed by artist Pedro Joseph Lemos, the first president of the Carmel Art Association and one of the leaders and teachers of the Arts and Crafts Club. Lemos was a noted Bay Area artist and a member of the Bohemian Club.

The Lemos Building (1929) was designed in context with Hugh Comstock's adjacent Tuck Box (Sally's 1926). It features many of Comstock's Fairy-Tale Style details with a refined English Craftsman expression, especially in the use of irregular slate shingles and the undulating ridge line of the side gabled steep pitched roof. The design seems to have been Lemos' although he had the assistance of contractor Louis Anderson who had worked on other Lemos projects in the Bay Area. The Arts and Crafts tradition has manifested itself in Carmel mainly in small board and batten low gabled roof cottages. First Comstock, and then Lemos, added a more exaggerated Fairy-Tale like quality with the rough stuccoed walls, undulating shingle courses and irregular faux-timber frame wood beam diagonals and uprights. The Fairy-Tale style has become synonymous with Carmel-by-the-Sea and was revived in the 1980s by developer Craig MacFarland. It continues to be the most popular style for remodels and new home construction throughout the city and adjoining neighborhoods.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. Carmel Building Records, Planning Department, City Hall, Carmel

2. Carmel Historic Statement of 1997

(See Continuation Sheet)

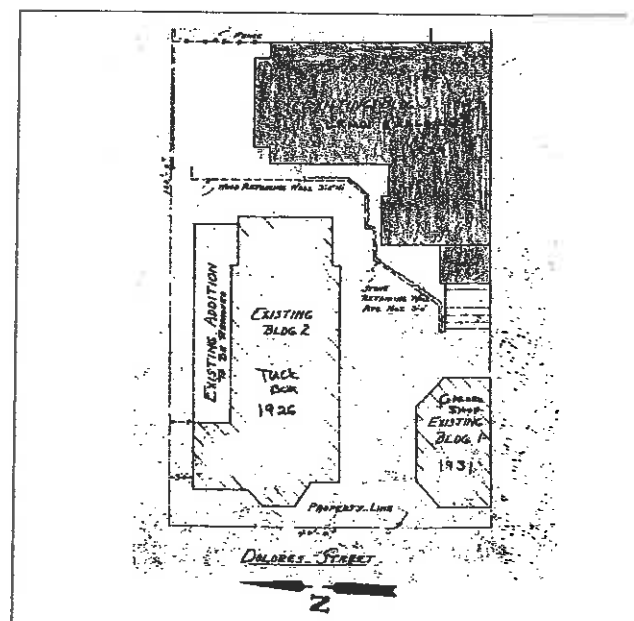
B13. Remarks: Zoning:

AD/ED CHCS 1997

B14. Evaluator: Richard N. Janick

Date of Evaluation: 10/8/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder)

Lemos Building

Recorded by: Richard N. Janick

Date 10/8/2002

☐ Continuation ☐ Update

B. 6 Construction History (Continued from Page 2)

2. Permit #89-5 (January 6, 1989) - Demolish shed structure due to fire damage (\$1,000) Burdge Construction
3. Permit #89-52 (March 23, 1989) - Rebuild damaged building (808 square feet) (\$32,100) Contractor: Burdge Construction

B. 8 Related Features (Continued from Page 2)

2. Separate addition to Garden Shop (Permit #2460) December 9, 1931 Contractor: Hugh Comstock (\$475) (S.W. portion of lot) (Intact); Owner: Pedro Lemos. Original plans in file

B. 12 References (Continued from Page 2)

3. "New Structure Embodies Ideas of Pedro Lemos," Peninsula Daily Herald, June 11, 1929
4. "Unusual Little House in Carmel," by H. W. A., Peninsula Daily Herald, May 1926, Bonnie Lee Shop by Hugh Comstock
5. Sanborn Fire Maps 1924, 1930
6. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980 pp. 31, 33
7. Hughes, Edan Milton, "Pedro Joseph Lemos," Artists in California 1786-1940, Hughes Publishing, San Francisco, p. 332
8. Rasmussen, Lillian, "Hugh White Comstock, 1893-1950," Monterey Peninsula College, 1982

B. 10 Significance (Continued from Page 2)

PEDRO JOSEPH LEMOS

Pedro Joseph Lemos, painter, pastelist, etcher, illustrator, and lithographer, was born in Austin, NV on May 25, 1882. Lemos grew up on Myrtle Street in Oakland and was educated in public schools there. He studied art in San Francisco with Mary P. S. Benton, Harry Stuart Fonda, and at the Mark Hopkins Institute in 1900 under Arthur Mathews. He studied further in New York City at the ASL under George Bridgman, Arthur Down, and at Columbia University. Following his art training, he established a studio overlooking Lake Merritt in Oakland and soon began teaching at the University of California.

Beginning in 1911 he taught etching and decorative design at the San Francisco Institute of Art and served as director of that school from 1914-1917. Lemos then became director of the Museum of Art at Stanford University and held that position for many years. He was the author of *Applied Art*, *Artists Scrap Book*, *Block Printing*, and about 50 books on arts and crafts.

Lemos was a member of: California Society of Etchers (cofounder, 1913), Carmel Art Association (first president), Palo Alto AA, Bohemian Club, California PM Society. His work was exhibited at the Bohemian Club in the 1920s, PAFA, California Society of Etchers, Stanford University, 1928. His awards included: Honorable Mention PPIE, 1915, and gold medal for prints at the 1916 California State Fair. Works held: Bohemian Club, Stanford University, CSL, and Monterey Public Library.

Pedro Lemos died at his home in Palo Alto on December 5, 1954.

HUGH COMSTOCK

Hugh Comstock was born on a ranch in Evanston, IL in 1893, the youngest of seven children. In 1907, at the age of 14, Hugh moved to Santa Rosa, CA with his family. His talent for drawing was a natural one which seemed to run in the family. His sister also an artist, was married to Carmel artist George Seideneck. In 1924, Comstock visited his sister in Carmel, and through her met Mayotta Browne. Hugh stayed on in Carmel, and a short time later he and Mayotta were married. He found that his bride was a successful business woman who designed and made rag and felt dolls she named "Otsy-Totsys." Mayotta asked Hugh to build a cottage just for the dolls - "a fairy house in the woods".

Comstock, utilizing his flair for drawing, designed a charming, whimsical cottage for the dolls which he and Mayotta built with loving care and attention to such details as mixing pine needles with the plaster, and troweling the plaster over burlap on the walls to create uneven, strongly textured surfaces. The "Doll's House" created a sensation with Carmel residents, many of whom wanted Comstock to build them similar structures for homes and businesses. Thus Hugh Comstock found himself launched into an exiting new profession. He became a designer and builder of a new kind of fantasy architecture, totally different from the more commonplace, boxy summer cottages of board and batten that comprised the majority of the Carmel architecture.

(See 2nd Continuation Sheet)

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder)

Lemos Building

Recorded by: Richard N. Janick

Date 10/8/2002

☐ Continuation ☐ Update

**B. 10. Significance (Continued from 1st Continuation Sheet)**

Comstock set up an office adjoining his home, and for the next few years concentrated on designs for his "fairy-tale" cottages. More traditional craftsmen were inclined to balk at his unconventional methods, nevertheless, when the Tuck Box Tea Room was built in 1926, the Carmel Pine Cone fancifully dubbed Comstock as Carmel's "Builder of Dreams."

In the late 1920s, just before the Great Depression, he became more pragmatic, and bowed to the demands of residents, who wanted larger, more luxurious and traditional structures for year-round homes. Comstock remained true to his own principles of concern for the environment and to his love for natural native materials. His original designs for luxury homes included the use of chalk rock, natural woods and hand-hewn timbers, terra cotta tile, redwood shakes, and hand designed fixtures. An interesting innovative idea of his was the use of rough lumber which was first painted, then the paint was partially removed for a flecked look for the interior walls.

Comstock's interest in the use of local clay for adobe bricks to reduce building costs led him on a search for bricks that would not absorb water and disintegrate. He learned that stabilized, waterproofed adobe bricks had been made, but since he was unable to get any, he invented his own formula. His and his associates started their own adobe brick plant in Carmel Valley, and called their bricks "Bitudobe".

The invention of Bitudobe led to the development of a system in which heavy grooved bearing beams are placed at intervals in a single layer of modern, stabilized adobe brick walls, and locked together with waterproof mortar. Comstock then devised a special mixture to insulate and waterproof adobe roofing, and a type of adobe paint that would keep the liquid asphalt which waterproofed his adobe bricks from bleeding and discoloring the paint.

Mayotta and Hugh Comstock were both known for their generosity, kindness, and warmth. Hugh was genuinely well-liked and respected by his associates. He also gave his time freely to the community, serving more than 10 years as Chairman of the Carmel Sanitary board of directors and as President of the Carmel School Board where he also acted as a consultant to the architects who planned Carmel High School. In 1946, Comstock became a committee member of the then newly-created Carmel Planning Commission.

Hugh Comstock died unexpectedly on June 2, 1950.

The Lemos Building has had minor alterations and remains basically intact. It meets the criteria of architectural development as stated in the 1997 Carmel Historical Context Statement under Architectural and Economic Development.

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

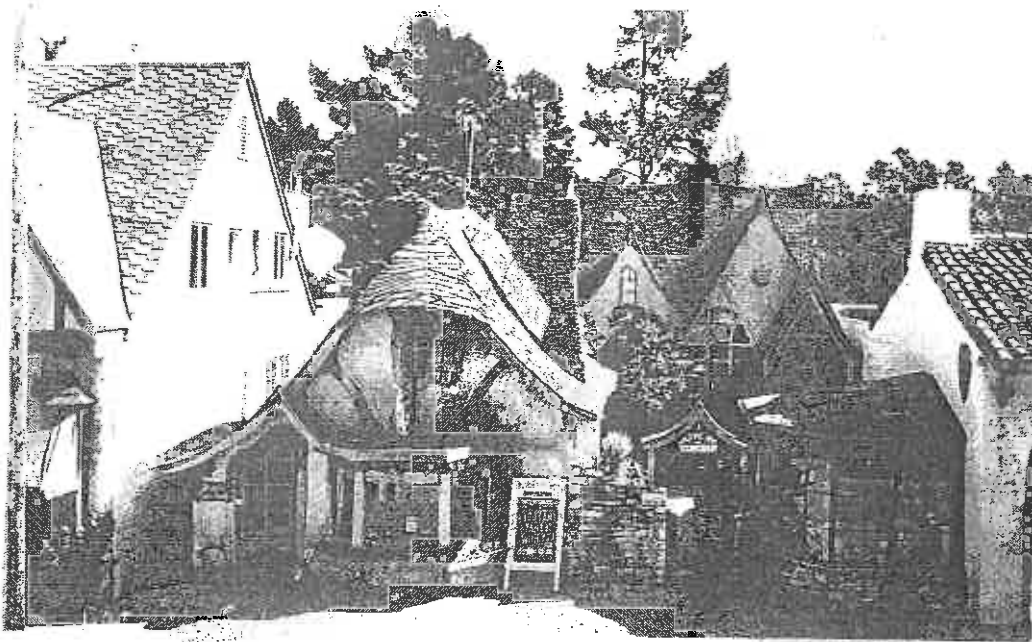
Lemos Building

Recorded by: Richard N. Janick

Date 10/8/2002

☐ Continuation ☐ Update

**Photographs**



Hathaway, Pat, California Views Historical Photo Collection - Monterey.  
Looking East at west facades of Tuck Box (left), Lemos Building (back)  
Garden Shop (right) (Birdseye view) 1938, #93-46-08



Hathaway, Pat, California Views Historical Photo Collection - Monterey  
Looking east at west facades of Tuck Box (left) Lemos Building (back)  
Garden Shop (right) c1948 #02-73-03

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder)

*The Garden Shop Addition*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

; \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

E \_\_\_\_\_

c. Address: \_\_\_\_\_

City \_\_\_\_\_

Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*East side Dolores, 2 north of 7th*

*(Block 76 Lot 18) S.W. corner of lot*

Parcel No. *10-146-8*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one story polygonal plan shop set against the flat north wall of the El Paseo building to the south with a low hipped shingle roof. Carmel stone wainscoting wraps around the diagonal bay and extends into the stone arched gate to the central patio. Large fixed multi-pane windows set in metal dividers enclose each of the four side polygonal walls with the center providing a Dutch-door to the interior. Although much simpler in design than its two Fairy-Tale styled neighbors, the shingles and stone tie the design into the whole courtyard complex.*

P3b. Resource Attributes: (List attributes and codes)

*HP6 - 1-3 story Commercial Building*

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)

*Looking SE at W/elev. 10/11/02 #30419-2*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1931 - Carmel Building Files*

P7. Owner and Address

*Z. J. Le Towt III*

*P.O. Box 3272*

*Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA 93921*

P9. Date Recorded: *10/8/2002*

P10. Survey Type: (Describe)

*HRI Carmel 2001*



P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel Historic Survey 1989-97*

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 5

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

The Garden Shop Addition

B1. Historic Name: *The Garden Shop*

B2. Common Name: *The Garden Shop*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #2460 (December 9, 1931) - Build detached addition to Garden Shop (\$475) Owner: Pedro Lemos; Contractor: Hugh Comstock. Original drawings in file

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. Tuck Box - Sally's N.W. part of lot. Permit #1126 (April 1926) Builder: Hugh Comstock (\$1,200)  
Owner: Bonnie Lee; Contractor: Hugh Comstock (See Continuation Sheet)

B9a. Architect: *Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940* Property Type: *Commercial*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Garden Shop Addition (1931) qualifies under California Register Criteria #3 as a work by Hugh Comstock who established the Fairy-Tale Craftsman Tradition in Carmel-by-the-Sea in the 1920s. The adjacent Tuck Box (Sally's 1926) by Comstock and the Lemos Building, aka Garden Shop (1929) by Pedro Lemos are the prime examples of the commercial application of this style. The Garden Shop Addition is a more modest expression with a three-sided window bay and shingled roof. It ties in with the other buildings around a Carmel Stone arched gateway and walled courtyard that has had only minor changes since 1931. The entire complex has been photographed extensively and has become synonymous with Carmel-by-the-Sea throughout the world. In the early 1980s, developer Craig MacFarland utilized design elements of the three buildings in creating a new commercial row of shops at San Carlos and 6th and set off a Fairy-Tale revival that is still evident throughout the city. The collaboration of Hugh Comstock and Pedro Lemos is also significant in establishing the Arts and Crafts Tradition as a primary concept in the city's design review process.*

**PEDRO JOSEPH LEMOS**

Pedro Joseph Lemos, painter, pastelist, etcher, illustrator, and lithographer, was born in Austin, NV on May 25, 1882. Lemos grew up in Oakland and was educated in public schools there. He studied art in San Francisco with Mary P. S. Benton, Harry Stuart Fonda, and at the Mark Hopkins Institute in 1900 under Arthur Mathews. He studied further in New York City at the ASL under George Bridgman, Arthur Down, and at Columbia University. Following his art training, he established a studio overlooking Lake Merritt in Oakland and soon began teaching at the University of California. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

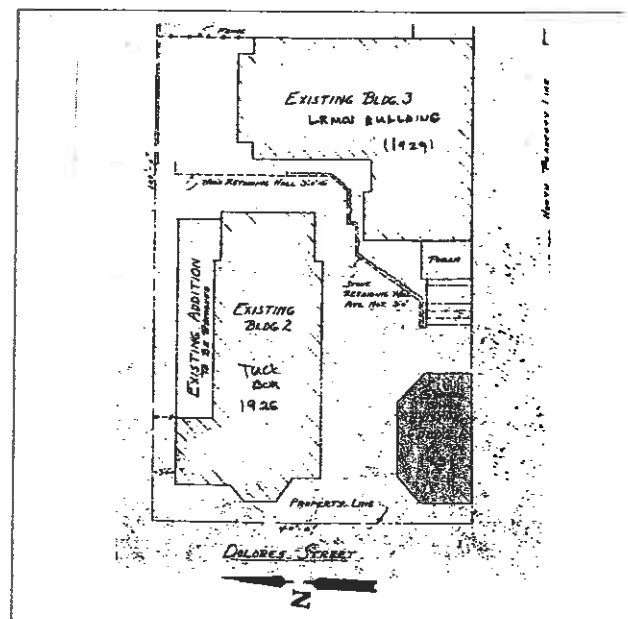
1. *Carmel Building Records, Planning Department, City Hall, Carmel*
2. *Carmel Historic Context Statement of 1997*  
(See Continuation Sheet)

B13. Remarks: *Zoning: AD/ED*  
*CHCS 1997*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *10/8/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 5      Resource Name or #: (Assigned by recorder)  
Recorded by: Richard N. Janick

The Garden Shop Addition

Date 10/8/2002

☐ Continuation ☐ Update

**B. 8 Related Features** (Continued from Page 2)

2. "Lemos Building Garden Shop," (Permit #2127, April 16, 1929) Southeast end of lot (\$1,000) Owner/Designer: Pedro Lemos; Contractor: Louis Anderson

**B. 12. References** (Continued from Page 2) **B. 10 Significance** (Continued from Page 2)

3. Sanborn Fire Maps 1930
4. Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980
5. "Unusual Little House in Carmel," by H. W. A., Peninsula Daily Herald, May 1926
6. "New Structure Embodies Ideas of Pedro Lemos," Peninsula Daily Herald, June 11, 1929
7. Hathaway, Pat, California Views Historical Photo Collection, #71-01-437, #02-73-03 (c 1948), #93-46-08 (1938)
8. Hughes, Edan Milton, Artists in California 1786-1940, Hughes Publishing, San Francisco, p. 332
9. Rasmussen, Lillian, "Hugh White Comstock, 1893-1950," Monterey Peninsula College, 1982

**B. 10. Significance** (Continued from Page 2)

Beginning in 1911 he taught etching and decorative design at the San Francisco Institute of Art and served as director of that school from 1914-1917. Lemos then became director of the Museum of Art at Stanford University and held that position for many years. He was the author of *Applied Art*, *Artists Scrap Book*, *Block Printing*, and about 50 books on arts and crafts.

Lemos was a member of: California Society of Etchers (cofounder, 1913), Carmel Art Association (first president), Palo Alto AA, Bohemian Club, California PM Society. His work was exhibited at the Bohemian Club in the 1920s, PAFA, California Society of Etchers, Stanford University, 1928. His awards included: Honorable Mention PPIE, 1915, and gold medal for prints at the 1916 California State Fair. Works held: Bohemian Club, Stanford University, CSL, and Monterey Public Library.

Pedro Lemos died at his home in Palo Alto on December 5, 1954.

**HUGH COMSTOCK**

Hugh Comstock was born on a ranch in Evanston, IL in 1893, the youngest of seven children. In 1907, at the age of 14, Hugh moved to Santa Rosa, CA with his family. His talent for drawing was a natural one which seemed to run in the family. His sister also an artist, was married to Carmel artist George Seideneck. In 1924, Comstock visited his sister in Carmel, and through her met Mayotta Browne. Hugh stayed on in Carmel, and a short time later he and Mayotta were married. He found that his bride was a successful business woman who designed and made rag and felt dolls she named "Otsy-Totsys." Mayotta asked Hugh to build a cottage just for the dolls - "a fairy house in the woods".

Comstock, utilizing his flair for drawing, designed a charming, whimsical cottage for the dolls which he and Mayotta built with loving care and attention to such details as mixing pine needles with the plaster, and troweling the plaster over burlap on the walls to create uneven, strongly textured surfaces. The "Doll's House" created a sensation with Carmel residents, many of whom wanted Comstock to build them similar structures for homes and businesses. Thus Hugh Comstock found himself launched into an exciting new profession. He became a designer and builder of a new kind of fantasy architecture, totally different from the more commonplace, boxy summer cottages of board and batten that comprised the majority of the Carmel architecture.

Comstock set up an office adjoining his home, and for the next few years concentrated on designs for his "fairy-tale" cottages. More traditional craftsmen were inclined to balk at his unconventional methods, nevertheless, when the Tuck Box Tea Room was built in 1926, the Carmel Pine Cone fancifully dubbed Comstock as Carmel's "Builder of Dreams."

In the late 1920s, just before the Great Depression, he became more pragmatic, and bowed to the demands of residents, who wanted larger, more luxurious and traditional structures for year-round homes. Comstock remained true to his own principles of concern for the environment and to his love for natural native materials. His original designs for luxury homes included the use of chalk rock, natural woods and hand-hewn timbers, terra cotta tile, redwood shakes, and hand designed fixtures. An interesting innovative idea of his was the use of rough lumber which was first painted, then the paint was partially removed for a flecked look for the interior walls.

(See 2nd Continuation Sheet)

**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page** 4 **of** 5 **Resource Name or #:** (Assigned by recorder)

The Garden Shop Addition

**Recorded by:** Richard N. Janick

**Date** 10/8/2002

☒ Continuation ☐ Update

*B. 10 Significance (Continued from Page 3)*

*Comstock's interest in the use of local clay for adobe bricks to reduce building costs led him on a search for bricks that would not absorb water and disintegrate. He learned that stabilized, waterproofed adobe bricks had been made, but since he was unable to get any, he invented his own formula. His and his associates started their own adobe brick plant in Carmel Valley, and called their bricks "Bitudobe".*

*The invention of Bitudobe led to the development of a system in which heavy grooved bearing beams are placed at intervals in a single layer of modern, stabilized adobe brick walls, and locked together with waterproof mortar. Comstock then devised a special mixture to insulate and waterproof adobe roofing, and a type of adobe paint that would keep the liquid asphalt which waterproofed his adobe bricks from bleeding and discoloring the paint.*

*Mayotta and Hugh Comstock were both known for their generosity, kindness, and warmth. Hugh was genuinely well-liked and respected by his associates. He also gave his time freely to the community, serving more than 10 years as Chairman of the Carmel Sanitary board of directors and as President of the Carmel School Board where he also acted as a consultant to the architects who planned Carmel High School. In 1946, Comstock became a committee member of the then newly-created Carmel Planning Commission.*

*Hugh Comstock died unexpectedly on June 2, 1950.*

*The Garden Shop Addition remains intact and clearly meets the criteria for Architectural Development set forth in the Carmel Historical Context Statement (1997).*



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

The Garden Shop Addition

Recorded by: Richard N. Janick

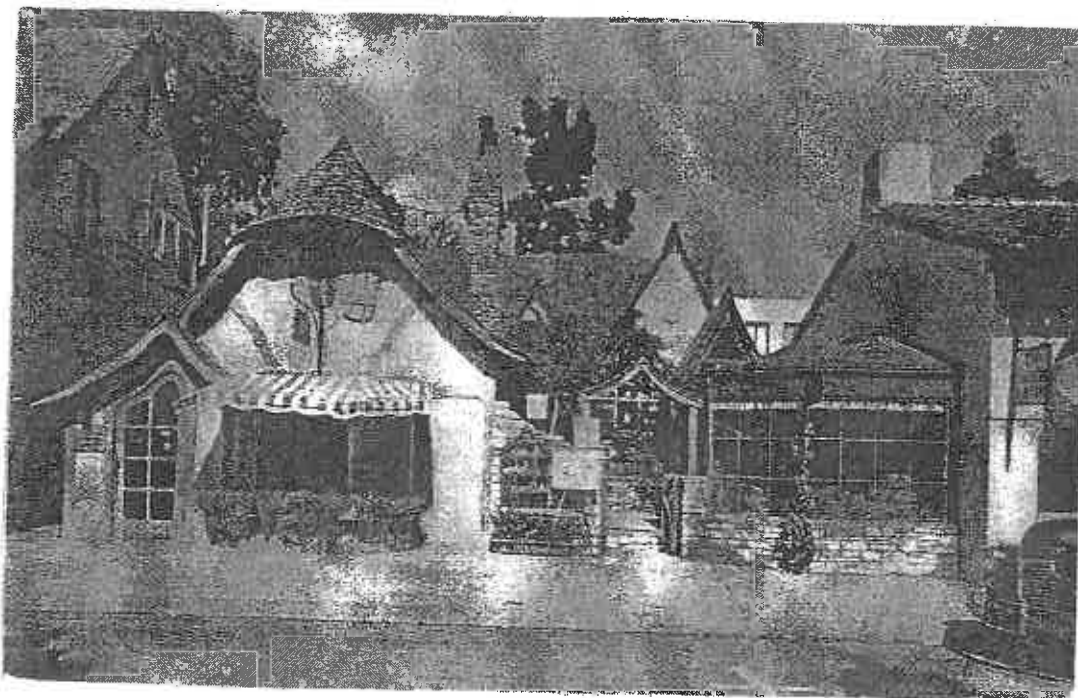
Date 10/8/2002

☐ Continuation ☐ Update

**Photographs**



Hathaway, Pat, California Views Historical Photo Collection - Monterey.  
Looking East at west facades of Tuck Box (left), Lemos Building (back)  
Garden Shop (right) (Birdseye view) 1938, #93-46-08



Hathaway, Pat, California Views Historical Photo Collection - Monterey  
Looking east at west facades of Tuck Box (left) Lemos Building (back)  
Garden Shop (right) c1948 #02-73-03

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code **5S1**  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page **of** Resource Name or #: (Assigned by recorder) **"El Paseo", Jo Mora Sculpture**

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_  
**c. Address:** \_\_\_\_\_ **City** *Carmel-by-the-Sea* **Zip** *93921*  
**d. UTM:** (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_  
**e. Other Locational Data** (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*NE Cr. Dolores & 7th, in open courtyard (Blk 76, pt of Lot 20)*

Parcel No. *010-146-007*

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A small, polychrome Terra Cotta sculptural group consisting of a man and a woman. The man, a *Californiano*, dressed in the post 1834 *Calzone* style trousers, and wearing a *serape* is bowing, flat brimmed hat in hand, to a young, well dressed *Senorita* in a long dress with a tortoise shell comb in her hair, supporting a lace *Mantilla*. The two figures stand facing each other, over a line of square red tiles, on a raised rectangular masonry base, covered in textured cement stucco. A fired tile plaque set in the west side of the base has a drawing of a hen on the left and a stallion on the right, flanking the title *El Paseo*. Immediately below and centered on the title is the date A.D. 1928. Below this is the name *Jo Mora: Sculptor*, and below that the names *Blaine & Olson: Architects*. The sculpture group is to the NE in the rear courtyard of *El Paseo*, surrounded by low plantings in a narrow flower bed, set in the larger rough tiled courtyard.

**4b. Resource Attributes:** (List attributes and codes)

**1. Resources Present** ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3031-*

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

*1928, Monterey Herald, 2/7/28*

**P7. Owner and Address**

*El Paseo Bldg.  
P.O. Box 1027  
Monterey, CA 93942*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *1/20/2002*

**P10. Survey Type:** (Describe)

*Carmel Historic Resource Inventory - 2001*

**1. Report Citation:** (Cite survey report and other sources, or enter "none")

*one*

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) "El Paseo", Jo Mora Sculpture

B1. Historic Name: "El Paseo"

B2. Common Name:

B3. Original Use: public sculpture group

B4. Present Use: public sculpture group

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

Designed and executed by artist Jo Mora, 1928

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: Landscaped Spanish Eclectic style courtyard

B9a. Architect: Designer/maker Jo Mora

b. Builder: Jo Mora

B10. Significance: Theme: Development of Arch., Art & Culture Area: Carmel-by-the-Sea

Period of Significance: 1904-1940 Property Type: public sculpture group Applicable Criteria: CR 2.3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Terra Cotta sculptural group titled "El Paseo" by artist Jo Mora is significant under California Register criterion 3 in the area of architecture for its high artistic value and under criterion 2, as an excellent example of the artistic and cultural contributions of Jo Mora to Carmel in the 1920s.

Jo Mora (1876-1947) was born in Montevideo, Uruguay in 1876, the son of Catalan sculptor, Domingo Mora. The family moved to Massachusetts in 1882 where Jo and his brother Luis studied at the Cowell's Art School in Boston. He later studied with William Merritt Chase at the Art Students League in New York. Early in his career Mora was an illustrator for the *Boston Herald*. At 18 the lure of the West drew Mora to the Southwest where he lived among the Navajo and Hopi Indians, sketching their lifestyle and learning their languages. In 1903 he joined his parents in San Jose, California, later buying and working a cattle ranch near the Santa Clara Valley. With his father, Mora also worked on sculpture commissions until his father's death in 1911. In 1914 the Moras moved to San Francisco, where in 1920 Jo was commissioned by Father Mestres, of the Carmel Mission, also a Catalan, to execute his best known work, the cenotaph commemorating the life of Fra. Junipero Serra.

Mora moved to Carmel in 1920 and commenced the work, which would take him about four years to complete. During the process Jo Mora became an artistic fixture in the community. He and his young family constructed a small home on a large parcel of land given him by Carmel developer Frank Powers. In 1922 Samuel F.B. Morse hired Mora to design a second Serra statue, in wood as the focal point for Morse's land development north of Carmel, Carmel Woods. The statue still stands, just outside the city limits at Serra Ave. and Camino del Monte. While Mora moved to Pebble Beach in 1924, his association with Carmel remained strong.

B11. Additional Resource Attributes: (List attributes and codes) HP26 - Sculpture

**B12. References:**

Carmel Historic Context Statement 1997

McGlynn, Betty H., "Jo Mora: Spokesman for the Old West",

Noticias del Puerto de Monterey (Vol XXV), Monterey History & Art Assoc. 8/84.

Monterey Daily Herald, 2/7/28.

B13. Remarks: Zoning C-1-C  
CHCS (AD/AC)

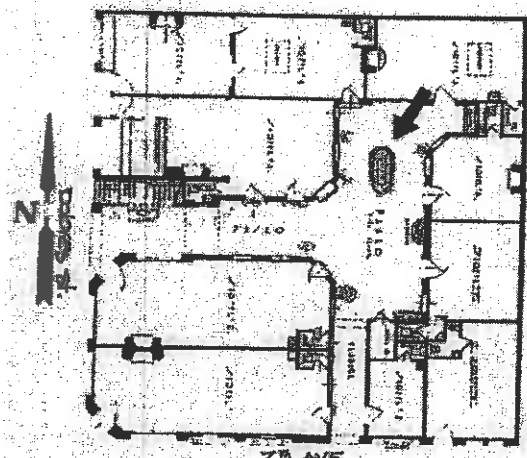
B14. Evaluator: Kent L. Seavey

Date of Evaluation: 1/20/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Name of Resource Name or #: (Assigned by recorder) "El Paseo", Jo Mora Sculpture  
Recorded by: Kent L. Seavey Date 1/20/2002 ☒ Continuation ☐ Update

B10. In 1927 he began to illustrate colorful and humorous maps, which he called cartes, of California and of Carmel. These productions became extremely popular. He began writing books as well. In 1928 Mr. L.C. Merrill, owner of the new El Paseo business block, hired Mora to do a figurative piece for the interior courtyard, which resulted in the pair of flirtatious *Californios*. There remain three publicly accessible sculptural works by Jo Mora in the immediate Carmel area. The 1922 Serra statue at Serra Ave. and Camino del Monte, outside the city limits, the Serra cenotaph on the grounds of the Carmel Mission, a religious facility, and the El Paseo figurative piece in the downtown commercial core. Of the three, the

El Paseo statue is the most readily available to the visiting public. Mora's maps and books have become collector's items over time, as have the few small bronze sculptures he produced for the private market. It is his work in public places that continues to remain most available to the general citizenry. The best representative example of that work in the city of Carmel is in the El Paseo.

The small polychrome Terra Cotta figures of the *Californio* man and woman of the 1840s are historically correct in their dress and in their deportment. They represent an era described by writer Gertrude Atherton as "The Splendid Idle Fortys" when California was a pastoral Eden, at least for the *Californios*, or *Hijos del Pais*, that occupied its pueblos. Jo Mora's courtyard composition captures the character of those earlier times, placing the Spanish Eclectic architecture of the El Paseo building which they occupy into a California context. The sculptural group has not been altered over time. Except for the softening of its original colors, it retains its historic integrity as modeled in 1928, and remains a significant piece of public art in Carmel.

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1/5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 Resource Name or #: (Assigned by recorder) El Paseo Bldg.

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted **a. County** Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ **B.M.** \_\_\_\_\_  
**c. Address:** \_\_\_\_\_ **City** Carmel-by-the-Sea **Zip** 93921  
**d. UTM:** (Give more than one for large and/linear resources) \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_  
**e. Other Locational Data** (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NE Cr. Dolores and 7th (Blk. 76 Lots 20, 22)

Parcel No. 010-146-007

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story reinforced concrete Spanish Eclectic style commercial building, square in plan, resting on a concrete foundation. The plan is characterized by a T shaped interior passage (paseo) and court, that opens on both Dolores St., and 7th Avenue. The exterior wall cladding is a smooth cement stucco. The main two-story building block sits on the corner of the intersecting streets, with an arcaded one-story wing running north along Dolores, and a less prominent windowed wing running east along 7th. The stepped building draws its design inspiration from Spain's Andalusian hill towns, a popular commercial expression of the Spanish Eclectic mode in the late 1920s. The main building block is characterized by a tall, tower toward the NE on the interior court. The first floor elevation along Dolores is arcaded, as noted above with a flat, lintel capped opening leading to the interior court at the junction of the two and one story wings. The lintel is of reinforced concrete, painted to look like a huge wood beam. Just north of this feature is a smaller arched opening accessing an open tile staircase leading to the upper floor. The risers of the stairs are covered in colorful handmade Spanish tiles. The stair rail is of locally fabricated wrought iron. There is a tiled fountain incorporated into the staircase wall just inside the first floor passage entrance. Three large, arcaded display windows to the north complete the principal street elevation on the west. The arched windows originally had retractable metal canvas awnings.

**P4. Resource Attributes:** (List attributes and codes)

**1. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3032.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

**P7. Owner and Address**

El Paseo Building  
P.O. Box 1027  
Monterey, CA 93942

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 1/24/2002

**P10. Survey Type:** (Describe)

Carmel Historic Resource Inventory - 2001

**1. Report Citation:** (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

# BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *El Paseo Bldg.*

B1. Historic Name: *El Paseo Bldg.*

B2. Common Name:

B3. Original Use: *commercial shops*

B4. Present Use: *commercial shops*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1928 (Cbp #1970); interior alterations 1951 (Cbp #2204); minor door change 1966 (Cbp # 4412); interior remodel, minor door change (Cbp # 97-252); reroof (Cbp # 00-68)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Blaine & Olsen*

b. Builder: *C.H. Lawrence*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *commercial bldg.*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

El Paseo Building is significant under California Register criterion 3, in the area of architecture as the best remaining example of Spanish Eclectic commercial design in Carmel. Designed by the Oakland architectural firm of Roger Blaine & David Olsen for businessman L. C. Merrill in 1928, the two-story, reinforced concrete building complex, with its covered passageways and open interior courtyard, is a veritable dictionary of the decorative vocabulary for the Spanish Eclectic architectural form. The overall sense of the complex is Andalusian, while the central tower is Mexican in character and is designed from nothing but plain tile. As noted Carmel writer and builder Perry Newberry stated about El Paseo in an article for the October 1928 issue of *The Architect and Engineer*, "There is a distinction about every detail of the building." It employs an abundance of colorful imported tiles as facing for the risers in its second story staircase, fronting two fountains, over entryways and even as the base of its wrought iron balconies. There is an equal amount of locally fabricated wrought iron work, executed from measured drawings made in Spain by the architects. All of the window grilles of this material have a different twist. The metal period lanterns that grace the passage walls were also designed by the architects. Irregular tile eaves, diamond-point brick corbelling and the scalloped edges of the balconies throw shadows on the building even during the mid-day sun. Every shop in the complex has a fireplace. The rough, red floor tile of the passageway and open courtyard were laid in such a way as to invite moss to grow in between. There are flowers in imported pots, and plots under windows, as well as the two fountains, and several mature pines fronting both Dolores and 7th. The building evokes the rough character of the Spanish style and retains an appearance of great age despite its use of modern materials, tools and workmanship in recreating a sense of the past. For high artistic value, there is little else like it in Carmel.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

## B12. References:

Carmel bldg. records, Planning Dept., Carmel City Hall.

Carmel Historic Context Statement 1997

Hale, Sharron, *A Tribute to Yesterday*, Valley Press: Santa Cruz, 1980.

Newberry, Perry, "El Paseo Building at Carmel", *The Architect and Engineer*, Oct. 1928. pp. 99-101.

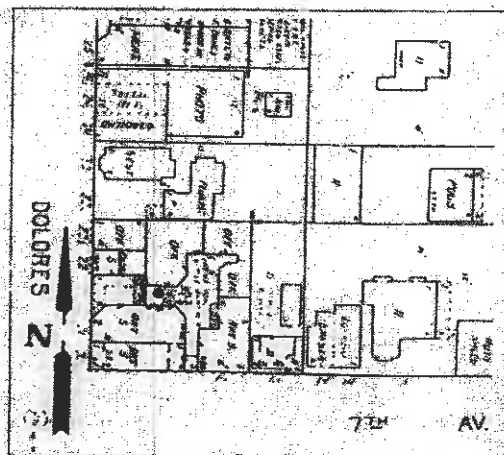
B13. Remarks: *Zoning C-1-C  
CHCS (AD/ED)  
Monterey Herald, 2/7/28*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/24/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

ge of Resource Name or #: (Assigned by recorder)  
corded by: Kent L. Seavey

El Paseo Bldg.

Date 1/24/2002

☒ Continuation ☐ Update

P3. The 7th Ave. frontage has three large, arched window openings on the first floor of the two-story main building block, two of which are blind arches, i.e. infilled with small multi-paned steel casement windows high in the arches. The entry to the interior court on this elevation is also at the junction of the one and two story building components, without the lintel form, but with stuccoed corbels, capped with a set of tiles in a Moorish keyhole motif. There are two shops in the one-story wing to the east. The first is entered through a door just inside the passageway. The second, further east, through a wood paneled door facing the street. There are three balconies found on the street facing elevations of the second floor. The 7th Ave. balcony, with its wrought iron rail, is reached by one of two multi-paned wooden French doors. The second balcony is at the corner of 7th and Dolores, where the second floor steps back to allow for a parapeted open balcony, with a decorative tile rail where the building angles to meet Dolores. The angle also houses a principal shop entry on the first floor, capped with a shaped stucco door hood. The last balcony of the two story block is found in a low polygonal tower facing Dolores. This one also has a wrought iron rail, but only one French door, similar to those found along 7th Ave. The stepped and intersecting gable and hipped roof system is covered in Mission tile. A large stucco clad interior chimney with decorative cap is found at the inside of the ell on the parapeted corner balcony. Fenestration is irregular, with large arcaded show windows, smaller single and paired multi-paned steel casement type and single and paired French doors throughout. As noted by Perry Newberry, "No two doors in the building are alike. The hand-made, hand-forged wrought iron work in the window grilles all have a different twist. The one wood window grille is sand-blown, giving the appearance of great age. The grille window inside the paseo is from measured drawings made in Cordova by the architect." Rough, uneven square floor tiles form the paseo and interior courtyard. As one enters from Dolores, the open staircase turns to the south, enclosed by a high wall above a half-arched bridge form, with small openings for light along the top of this feature. A second tiled fountain, now a flower bed, is seen at the end of the corridor in the open courtyard. To the north of this fountain is the free standing terra cotta sculpture *El Paso* by noted artist Jo Mora, of a young *Californio* bowing to his *Senorita*. The building complex is a veritable dictionary of decorative vocabulary in the Spanish Eclectic style. There have been very few and only minor changes to the exterior elevations, including the interior passage at the courtyard. This is the best example of the architectural mode in Carmel.

J. The complex was constructed for businessman L.C. Merrill by Blaine & Olsen of Oakland. Roger W. Blaine & David Olsen had been partners with Willson J. Wythe of that city, and were primarily church and commercial designers. Wythe, an instructor at UC Berkeley, died in 1926, and the firm of Blaine & Olsen only lasted until the Depression. Both Blaine & Olsen had spent some time traveling in Spain or to the commission, so they were acutely aware of the nuances of Spanish architecture. This is one of their few known works. Owner Merrill soon sold the building to Harriet Doerr Doulton, who in turn resold it in 1931. As noted in the description, only minor door and window changes have been made over time, all in keeping with the basic character of the building. It continues to evoke a strong sense of time and place as constructed in 1928. El Paseo reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3033-



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 Resource Name or #: (Assigned by recorder) Enchanted Oaks Bldg.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 E of Dolores, N/side 7th (Blk 76, Lots 20, 22)

Parcel No. 010-146-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half story wood-framed Tudor style commercial bldg., basically square in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/false half-timbering. The steep-pitched cross-gabled roof covering is wood shingle. The vergeboard has delicately carved base, and the half-timbering is incised in a diamond pattern on the vertical members, and a wave-like scroll pattern on the horizontal belt course, between floors. There is a slightly projecting rectangular bay in the south facing front gable, w/decorative brackets at its base, and a narrow board hood above. A flat-roofed attached wing to the east, was a former garage, which was converted to office space in the 1990s. It has a wood lattice rail around the open deck, which may be covered in tar & gravel. Fenestration is irregular w/banked fixed and wood casement type in the gabled bay, set between wood mullions, and fixed, plate glass display windows in the main building block and the former garage. The original fenestration had fixed and casement type multi-paned wood windows in the gabled bay, and fixed multi-paned wood windows in the display area below. The garage had a three panel folding door, w/small, multi-paned fixed wood lights above, and decorative half-timbering patterns below. In spite of these changes, the original window openings remain essentially the same, proportionally, including the pattern of wood mullions in the gabled bay. An undated cloth awning on the main building block obscures the carved belt course.*

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3034-

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

Paul & Teri Bird  
P.O. Box 665  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/29/2003

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory -2003

P11. Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) *Enchanted Oaks Bldg.*

B1. Historic Name: *Enchanted Oaks Bldg.*

B2. Common Name:

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Tudor Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1927 (CBP#1832); exterior remodel 1931 (CBP#2381); minor add. 1951 (CBP#2236); reroof 1994 (CBP#94-112); remodel & change entry door 1996 (CBP#96-50); remodel and add. 1999 (CBP#99-280)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *new apts. to rear 1941 (CBP#822); repair fire damage (apt.) 1956 (CBP#2922); repair stairs 1976 (CBP#76-147); stair repair 1989 (CBP#89-248);*

B9a. Architect: *designer/S.J. Miller (1927)*

b. Builder: *S.J. Miller (1927) Ernest Bixler (1931)*

B10. Significance: Theme: *Arch. & Econ. Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *two-story commercial*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Enchanted Oaks Bldg. is significant under California Register criterion 3, in the area of architecture because it represents the design work of two well known Carmel builders, Samuel J. Miller (1927), and Ernest Bixler (1941). Enchanted Oaks evolved from a garage, constructed in 1920 and expanded by contractor Samuel J. Miller in 1927, into a small, but engaging Tudor Revival commercial building, designed for Mrs. C.S. Lowell. The tiny shop abuted the Spanish Eclectic style El Paseo Bldg. to the west, and acted as a bookend along 7th Ave. Miller paid great attention to detail in the exterior surface treatment of the small shop, allowing it to compete visually w/the Spanish Eclectic decorative vocabulary of its neighbor. In April, 1931 Ernest Bixler remodeled the first floor facade for Carmel writer/realtor Daisy Bostick. He added the brick wainscoat, the multi-paned fixed wood windows, and a vertical wood-plank door. In 1941 Bixler designed and constructed two, simple, square stuccoed studio apartments, stacked at the rear of the property for Ms. Bostick. These features have been considerably altered over time, and have lost integrity*

*Samuel J. Miller (1888- ), designer/builder for the original building in 1927 was a native of Washington state, who learned the carpentry trade in San Francisco in the early twentieth century. For seven years he was foreman of the L. H. Sly Co., constructing large apartment buildings, including the Stanford Court Apts.. He came to Carmel about 1920 as foreman of construction for M.J. Murphy, superintending the building of the Blue Bird Tea Room on Ocean Ave., and many residences. About the mid-1920s he established his own practice, completing around twenty private residences by 1927, including additions to the Thomas Cator Hse. near 4th & Lopez.*

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Sanborn insurance maps, 1930, 1930-69  
Watkins, R.C., *History of Monterey and Santa Counties, California*,  
S.J. Clarke Pub.:Chicago, 1925*

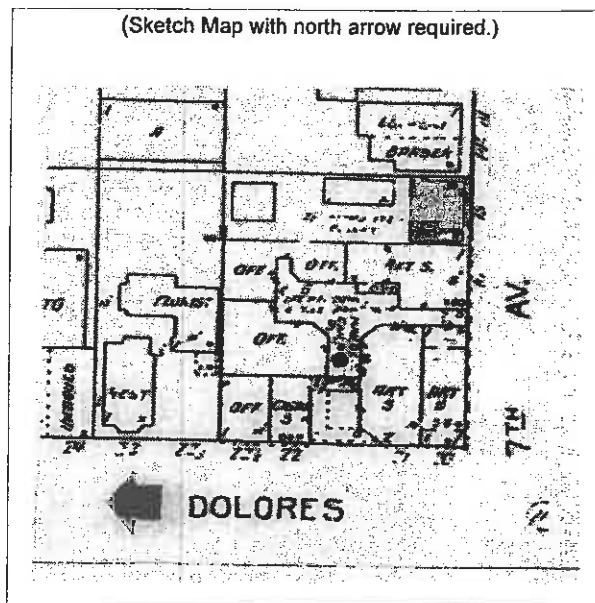
B13. Remarks: *Zoning C-1C  
CHCS (AD?ED)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/29/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Enchanted Oaks Bldg.

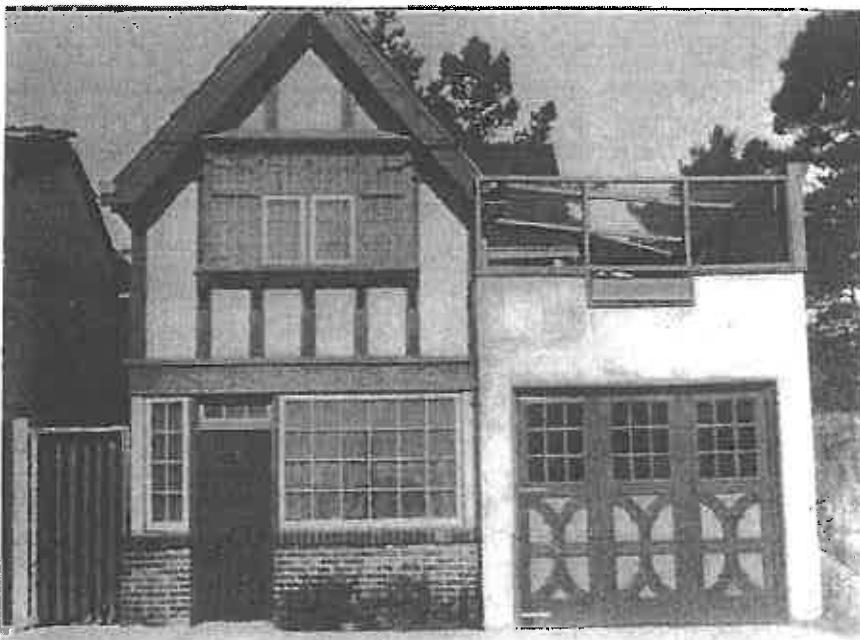
Date 1/29/2003

☒ Continuation ☐ Update

P3. The building abuts the sidewalk, w/a gated entry to the rear of the property on the west side. The two rental units to the rear, dating from 1941, are not part of this review.

B10. Ernest Bixler (1898-1978) came to California from his native Arkansas just prior to WWI. In 1918 he enlisted and served for the duration of the conflict. Returning home, he joined his father, a contractor by trade, and became a carpenter in Oakland, California. Except for a year in Los Angeles, he worked in the East Bay area before coming to the Monterey Peninsula in 1930. His design and construction skill was well received, and he continued to build houses in Carmel and Pebble Beach until 1940, when he became Carmel's Postmaster. He served in this capacity until 1951, except for a second period of active duty during WWII. In 1951, he returned to contracting, which he followed until his retirement in 1966. His brick wainscoat and new window treatment of the Enchanted Oaks Bldg. for Daisy Bostick in 1931 was consistent with the original 1927 Tudor style of the building, maintaining its romantic revival character. Window changes over time have reduced the historic integrity of the building somewhat. However, these were made generally without significant change to the theme of solids and voids on the building's facade. The Enchanted Oaks Bldg. continues to contribute to the creative and eclectic building design that characterized Carmel's downtown commercial development at the onset of the Great Depression. It reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3035-

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code

5D1

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

Resource Name or #: (Assigned by recorder)

Doud Building

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

E

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S.W. corner Ocean and Mission  
(Block 77 Lots 1 & 2)

Parcel No. 10-141-1

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story irregular rectangular stuccoed Spanish Colonial Revival styled commercial building with a prominent corner tower that acts as a gateway to downtown Carmel with the tower of the Carmel Dairy Building directly across Ocean Avenue. The first floor east and north facing elevations feature large fixed pane arcaded show windows that were created in a 1970 remodel. The upper elevations feature fixed multipane inset casement windows and wrought iron balconies and railings accessible by multipane fixed French doors. Inset Moorish tiles and camphored corners articulate the corner tower that is topped with a hipped Spanish tiled roof. A second story inset balcony on the north facade is embellished by a diamond pattern balustrade. The sloping lot to the south creates a basement retail shop to the rear of the building and a three-story elevation. The extensive ground floor remodeling over several decades has compromised the architectural integrity of this building. However, the historical and economic developments of this site make the Doud Building a significant building in the downtown historic district of Carmel-by-the-Sea.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
Looking SW at the E side elev (left) & North facing facade. 2/24/03, #71027-7A

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1932 Carmel Building Files

P7. Owner and Address

Louise Doud Warren  
174 Queen Street, Unit 5A  
Falmouth, MA 02540

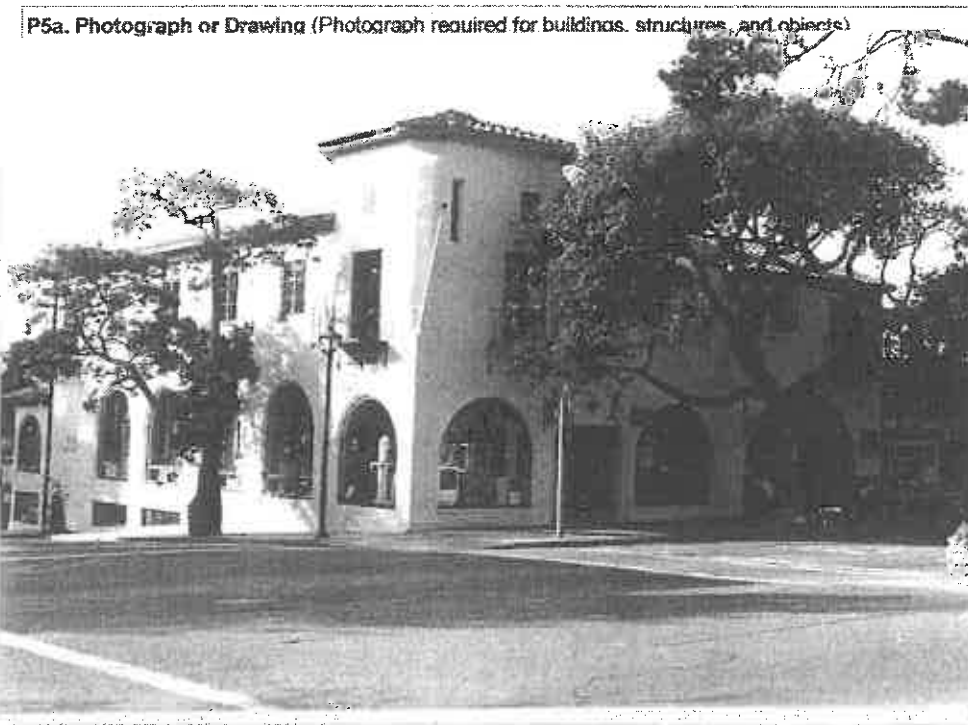
P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 2/24/2003

P10. Survey Type: (Describe)

Carmel HRI 2001-2003



P11. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel Historical Survey 1989-96  
Significant Building Survey 1978

Attachments:

☐ NONE

☒ Construction Sheet

☐ Location Map

☒ Building, Structure, and Object Record

☐ Sketch Map

☐ Archeological Record

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Linear Feature Record

☐ Artifact Record

☐ Mining Station Record

☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 4

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

*Doud Building*

B1. Historic Name: *Site of Manzanita Social Club*

B2. Common Name: *Doud Building*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #2471 (January 1932) Build 2-story commercial building (\$6,300) Contractor/Architect: M. J. Murphy Spanish style  
(See Continuation Sheet)

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: The corner tower with its tiled hipped roof mirrors the tower at the tower of the Carmel Dairy across the street creating a gateway into the main commercial district of downtown Carmel-by-the-Sea.

B9a. Architect: *M. J. Murphy*

b. Builder: *M. J. Murphy*

B10. Significance: Theme: *Architectural Development of Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940* Property Type: *C-1*

Applicable Criteria: *CR#1*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Doud Building qualifies under Criteria #1 as an altered Spanish Colonial Revival commercial building that was built on the site of the Historic Manzanita Club that was the main social gathering place in Carmel from 1916 to 1926. The current building dates from 1932 and was designed and constructed by M. J. Murphy who worked in many architectural styles. The original corner tower mirrors the tower across Ocean Avenue on the Carmel Dairy Building and acted as a gateway to the main downtown business district. The tower's extended balconies with French doors and wrought iron balusters are original as well as the inset Moorish tiles.

The east elevation originally featured a closed molded arcade with small curved windows at the peak of each arch. In 1970, the arches were opened up into full windows that extended around to the north elevation framing separate doors leading to first floor commercial shops and a stairway to the upstairs apartment. The upper east elevation still retains the multipane casement windows and a tiled low pitched gabled roof. The western portion of the north elevation has a first floor arched entrance and show windows and a shed tiled roof with small casement windows on the second story. A second floor recessed open porch flanks the corner tower with access by French doors to office space that was originally an apartment. The iron work may have been created by Fred Leppert or Francis Whitaker who often contracted with M. J. Murphy. Many Spanish styled details remain, however, most of the ground floor elevations have been changed through numerous commercial remodels.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*HP-2 (Upstairs Apartments)*

**B12. References:**

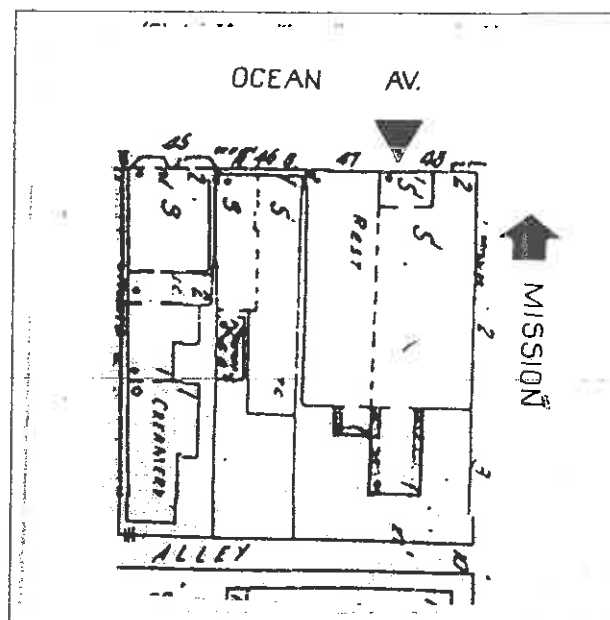
1. *Carmel Building Files*
2. *C.H.C.S 1997*
3. *Carmel Heritage Newsletter, Spring 1993, p. 3*
4. *Hale, Sharon, "A Tribute to Yesterday," Valley Press, 1980 pps. 59-60*
5. *Tober, Jackie, Carmel Historic Survey Files, 1993*

B13. Remarks: *Zoning CHCS 1997 HD/ED*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *2/24/2003*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Doud Building

Recorded by: Richard N. Janick

Date 2/24/2003

☒ Continuation ☐ Update

**B. 6 Construction History** (Continued from Page 2)

2. Permit # 70-100 (July 31, 1970) Remodel former cleaners (\$15,000) into restaurant (Orange Julius) corner store. Open up first floor arcade into full windows. Contractor: Comstock and Associates; Architect: O. J. of America & Daymo Corp.

**B. 10 Significance** (Continued from Page 2)

The list of commercial enterprises that have been housed in this building attests to the varied economic development of Carmel-by-the-Sea from the 1930s to the present. The upstairs apartment was converted to office and studio space after World War II. Local architect Robert Jones had his office and drafting room in the Doud Building during the 1950s and 1960s.

**M. J. MURPHY**

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden, Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See 2nd Continuation Sheet)

Page 4 of 4      Resource Name or #: (Assigned by recorder)  
Recorded by: Richard N. Janick

Doud Building

Date 2/24/2003

☒ Continuation   ☐ Update

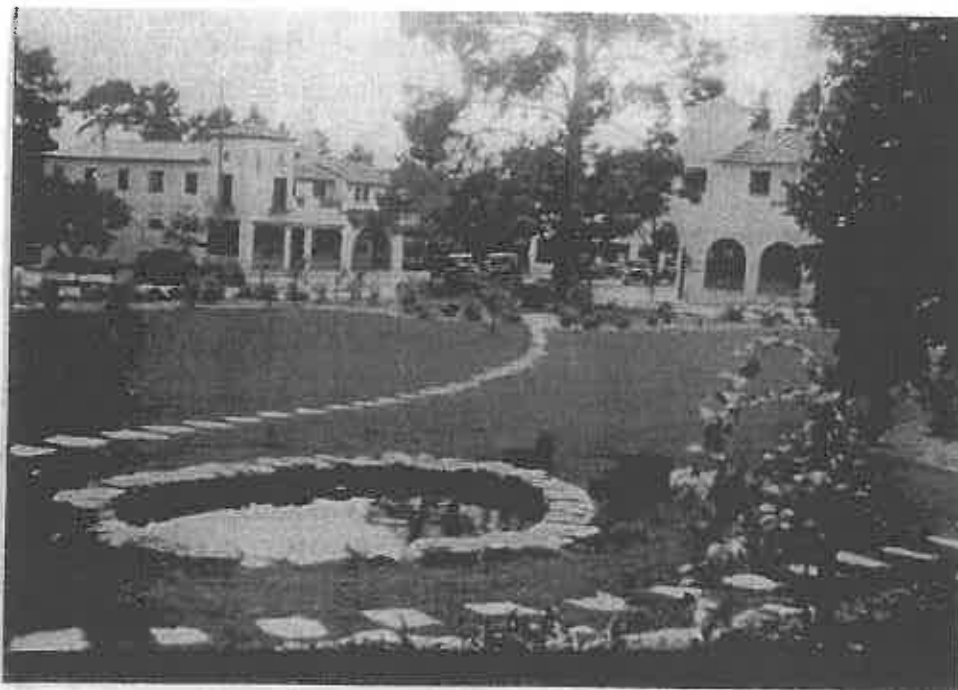
**B. 10 Significance** (Continued from Page 3)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at \$1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a committee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard to gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons

The Doud Building clearly reflects the findings of, and is consistent with, the 1997 C.H.C.S under the themes of Historical and Economic development.



Description of Photo (View, date, accession#)  
Looking SW at N/facing facade & E/side  
elev. (middle left), ca 1935, Pat Hathaway,  
Historical California Views, Monterey

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5D1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) Adam Fox Building

P1. Other Identifier: Ewing Building

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

South side Ocean Avenue between Mission and San Carlos  
(Block 77 Lot 4)

Parcel No. 10-141-8

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood frame building facing Ocean Avenue with two extended overhanging Victorian bay windows that define the offices above the twin retail space on the first floor. The upper front facade features white stucco surfaces and Spanish tiles on the small hipped roof over the twin triangular window bays. Each bay has four narrow double-hung 1 over 1 casement windows, one on each side and two in the center. The first floor has two recessed central Dutch doors flanked by large showcase windows, all with transoms above. The main roof is flat tar and gravel. In the rear, a gabled roof structure connects to a small cottage facing Red Eagle Lane that is accessible by a long staircase. The rear is mainly stucco, with some vertical board and batten cladding.

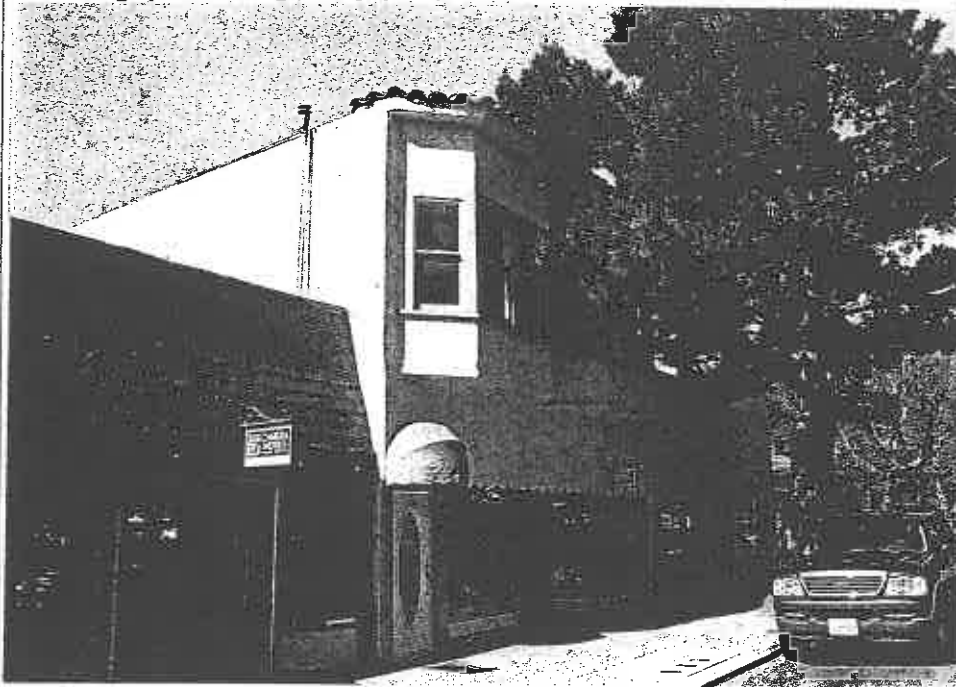
P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)



P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1899-1910 Sanborn Fire Map, Carmel Building Files

P7. Owner and Address

Kathleen Pacheco  
734 Evelyn (510) 527-3348  
Albany, CA 94706

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 7/31/2002

P10. Survey Type: (Describe)

Carmel HRI 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel Building Survey 1989-1997

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

Adam Fox Building

B1. Historic Name: *Ewing Building*

B2. Common Name: *Adam Fox Building*

B3. Original Use: *Commercial /Upstairs Residence*

B4. Present Use: *Commercial*

B5. Architectural Style: *Commercial Victorian Store Front - Wood Frame*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Paint Shop with 2 projecting bay windows on Ocean Avenue Shows up on Sanborn Fire Map dated September 1910
2. Permit #292 (October 1921) - build addition to rear (\$250) Owner: John C. Mikel - Listed in File Envelope (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940*

Property Type: *Commercial Building*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Adam Fox Building is significant under California Register Criteria #3 in the area of architectural, economic and historical development. The two-story wood frame Victorian facade commercial building was built between 1899 and 1910 on the south side of Ocean between Mission and San Carlos. It has a similar twin-like building two blocks west between Dolores and Lincoln. Both buildings appear on the 1910 Sanborn Fire Maps and are unique for their second floor Victorian bay windows which originally housed upstairs apartments.*

*The building facade was originally wooden with Victorian details. In the 1930s stucco and Spanish tiles were applied to bring the building into context with many other Spanish Colonial Revival Style buildings on Ocean Avenue. The earliest retail business was a paint store, to be followed by a hardware store. In the 1920s John C. Mikel, a furniture maker and partner of Henry Larouette and the "Fix-it Shop" on Dolores Street, owned the building. Both men were active in the support of the Fire Department and the incorporation of Carmel-by-the-Sea.*

*The Adam Fox building is consistent with the goals of the Carmel Historic Context Statement of 1997 in the areas of architectural, economic and historical development.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP-2 (Residential - Upstairs)*

B12. References:

1. *Carmel Building Records, Planning Department, City Hall, Carmel*
2. *Carmel Historic Context Statement of 1997*
3. *Sanborn Fire Maps, 1910, 1924, 1930*

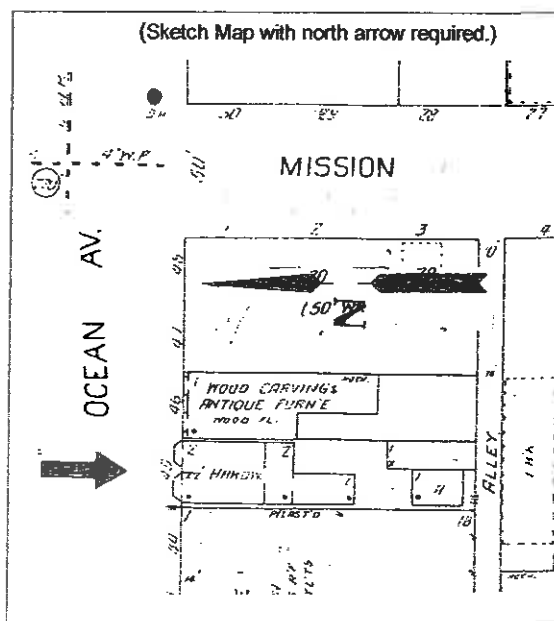
(See Continuation Sheet)

B13. Remarks: *Zoning: C-1 CHCS (AD/ED)*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *7/31/2002*

(This space reserved for official comments.)





CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Adam Fox Building

Recorded by: Richard N. Janick

Date 7/31/2002

☒ Continuation ☐ Update

B.6. Construction History (Continued from Page 2)

3. Building shown on 1924 Sanborn Maps - Bay Windows
4. Building shown on 1930 Sanborn Maps as a hardware store - Bay Windows
5. Permit #454 (November 16, 1938) - Building addition 7'6" x 12' (\$300) (Frame and stucco 2-story building) Owner: B. H. Ewing; Contractor: H. Bowles
6. Permit #510 (August 18, 1939) - Addition 22' x 26' (\$250) (Concrete, studs, stucco) Owner: Ewing; Contractor: G. Ricketts
7. Permit #1314 (December 1946) - New exterior finish and canopy (\$250) Owner: Mr. Becker; Contractor: M. J. Murphy
8. Permit #3260 (October 6, 1958) - Interior remodel (\$400) Owner/Contractor: Cort Lundon
9. Permit #3780 (January 24, 1962) - Repair fire damage (\$600) Owner: Betty Watt Casey; Contractor: Clay McCullough
10. Permit #4762 (March 4, 1968) - Demolish old garage at rear (by Red Eagle Lane) (\$1,000) Owner: Betty Watt Casey
11. Permit #4778 (April 29, 1968) - Change and install new door (\$50) Owner: Gerald Aken
12. Permit #71-180 (October 8, 1971) - Stairway - bathroom repair (\$1,000) Owner: Betty Watt Casey
13. Permit #71-191 (November 7, 1971) - Remodel interior for Sculpture Gallery (\$700) George Buck, Kelly Steele
14. Permit #75-43 (April 18, 1975) - Remodel for Carmel Crafts and Hobby (\$4,000) Owner: Betty Watt Casey; Contractor: A. O. Miller
15. Permit #76-211 (November 23, 1976) - Remodel (\$4,000) Contractor: A. O. Miller
16. Permit #79-114 (November 9, 1979) - Change Door
17. Permit #89-61 (September 26, 1989) - Plumbing - Permit
18. Permit #89-29 (November 8, 1989) - Awning remodel
19. Permit #93-11 (January 22, 1993) - Interior remodel to "very old building" (\$15,000) Owner Laurie Lee and Kathy Pacheco; Contractor: Bill Leweljen
20. Permit #96-22 (February 1, 1996) - Interior remodel Restaurant (\$12,000) Owner: Pacheco; Contractor: Rick Griffen
21. Permit #97-192 (September 23, 1997) - Re-roof (\$5,500) Quality Roofing
22. Permit #02-16 (January 22, 2002) - Repairs to upstairs apartment unit, wiring (\$7,500) Owner: Pacheco; Contractor: Marty Newman

B. 12. References (Continued from Page 2)

4. Hale, Sharon, "A Tribute to Yesterday," 1980, Valley Press, p. 21
5. Hathaway, Pat, Historical Photography, Monterey, CA
6. Monterey County Assessment Book (1912) Owner - Lewis Enoch \$400 (Assessed)
7. Taber, Jackie, Carmel Historical Survey (1989-1996)- 3/10/94

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

Looking SE at façade & W/side elevation.  
Ca. 1940. Pat Hathaway Photo #92-16-35

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

25

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Johann Hagemeyer Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and linear resources)

mE

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW cor. Torres and Min. View (Blk 78, Lot 4)

Parcel No. 010-085-004

P3. Description (Describe resource and its representative features, including design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood framed, building, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a medium width horizontal wood siding. The steep-pitched side-gable roof has a lower projecting bay centered on the rear (south) elevation, and a shed-roofed one story attached garage at the SE corner. The garage is clad in vertical board-and-batten. There are four small shed roofed dormers, two in the roof-plane of the north (front) elevation and two in the south (rear). The roof covering is wood shingle. An exterior gable wall chimney is centered on the east side-elevation. It appears to have been rebuilt from the breast up. There is an exterior wooden staircase leading up towards the west from the center of the front (north) elevation. This feature wraps around the west side-elevation as a landing with a further westward projection as a balcony. The open staircase has a simple one-by-four flat balusters, and is supported by triangular wood brackets attached to the building envelope. The door on the upper floor is covered w/ a modern fabric canopy. The west side elevation appears to have been the original facade, w/ its round-headed door at the NW cor. and a large focal window (altered) to the south. A raised, open wood porch w/ wooden steps and horizontal open rail accesses this entry. Fenestration is irregular w/ a combination of fixed, and casement type single and multi-paned lights, singly and in banks of up to four. There are also two aluminum sliders.

P4. Resource Attributes: (List attributes and codes) HF5 - Hotel/Motel

HF56 - Woman's property

P5. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolated, etc.)

P6a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P6b. Description of Photo (View, date, accession #)  
Looking SE at the existing facade & w/ side elev.  
8/20/02, 154883-4

P7. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1825 Carmel bldg. records

P7. Owner and Address

Gravatore's Garden Inn  
P.O. Box 1218  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation and address)

Kevin L. Seavey  
Preservation Consultant  
300 Lighthouse Ave.  
Pacifica Grove, CA 93950

P9. Date Recorded: 8/17/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Historic Bldg. Survey of Carmel 1873; Carmel-by-the-Sea Survey 1960-1969

Comments

☐ NONE

☐ Location Map

☐ Station Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Mining Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

NRHP Status Code \_\_\_\_\_

551

Resource Name or #: (Assigned by recorder) *Johann Hagemeyer Hse.*

B1. Historic Name: *Hagemeyer's Hse.*

B2. Common Name: *Forest Lodge*

B3. Original Use: *residence*

B4. Present Use: *hotel /motel*

B5. Architectural Style: *English cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed June, 1923; attached garage added prior to 1930; Foundation for garage 1956; undated additions & alterations including window & door changes, after WWII*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

B8. Related Features: *Hagemeyer's studio/workshop ca. 1925 (Lot 1, 3), guest cottage, ca 1923 (Lot 1, 3); Add to cottage 1937 (Cbp#267) add chimney to cottage 1988 (Cbp#88-55)*

B9a. Architect: *designer/Hazel Watrous*

b. Builder: \_\_\_\_\_

B10. Significance: Theme: *Development of Arts & Culture*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *photography studio/workshop* Applicable Criteria: *CR2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Hagemeyer Hse. is significant under California Register criteria 2, for the contribution's of Johann Hagemeyer to the development and furtherance of photography in Carmel. A native of Holland, Hagemeyer was trained as a horticulturist. Immigrating to America as a young man, he worked on the East Coast before coming to the Santa Clara Valley. He met Edward Weston on a trip to Southern California and his earlier interest in photography became his focus in life. He established himself in Carmel in the early 1920s, purchasing the small, triangular parcel of land at the junction of Ocean, Junipero and Mtn. View. His home was designed and built by Hazel Watrous, one of Carmel's early women contractors, and cultural leaders. Ms. Watrous and her partner, Dene Denny were responsible for more than 30 residential designs in and adjacent to the village in the 1920s. The treatment of the original facade, w/its round-headed entry door and focal window are typical of her aesthetic. While the shape, massing and some details of the original design are present, alterations to the building over time, have compromised the historic integrity of the structure.*

*Hagemeyer continued his photography, excelling in portraiture. He captured the likenesses of many of the internationally known figures drawn to the village. Artists the like of Salvador Dali, Henry Miller and the violinist Jacques Thibaud sat for him, as did Albert Einstein. He continued his association w/Edward Weston, who rented the studio for a time. The studio/workshop to the NW of the hse., was the first local design by Minnesota born and educated carpenter-builder George Mark Whitcomb, who came to the village after Navy service in WWI. The studio, while retaining its original form and massing, has lost its original board-and-batten exterior wall cladding, and seen enough window changes to preclude its individual listing under criteria 3, in the area of architecture.*

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

*HP38 - Women's property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall Carmel  
Carmel Historic Context Statement 1997*

*Metz, David, personal interview w/George M. Whitcomb, 1978*

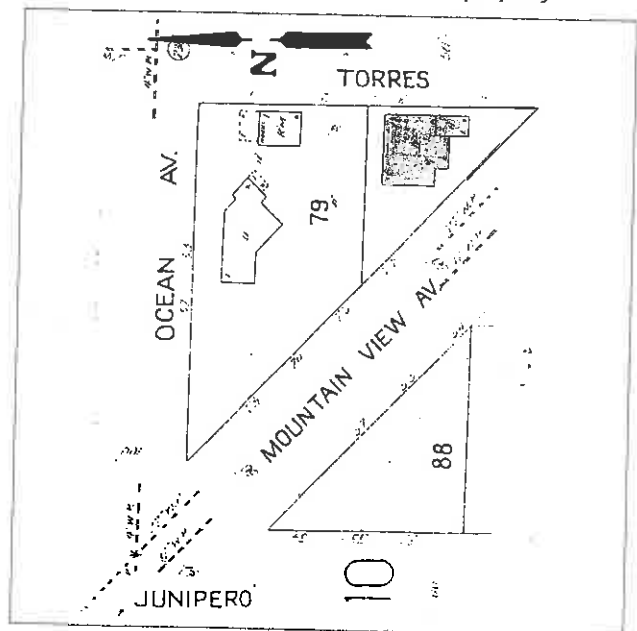
*Whitcomb, M., Carmel The Architectural Spirit, Ridgewood Press:Carmel, 1978*

B13. Remarks: *Zoning R-1  
CHCS (AC)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/17/2002*

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

## CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) Johann Hagemeyer Hse.

Recorded by: Kent L. Seavey

Date 6/17/2002

☒ Continuation ☐ Update

P3. The current principal entry, at the NE cr of the facade is a set of wood French doors, flanked by matching side-lights, and is capped by a modern fabric canopy. The building sits at the triangular intersection of Torres and Mt. View at the top of a NW sloping parcel. It is surrounded by mature oaks and pines in a garden setting of planting boxes and DG pathways. A low Carmel stone retaining wall appears at the NE corner of the property.

B10. When Hagemeyer moved his activities to the San Francisco bay area after WWII, he sold the property to Edward Poore, who developed it as the Forest Lodge, for Carmel's tourist trade. Because of its close association with photographer Johann Hagemeyer and his circle, the property clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of developments of art and culture.

B12. Sanborn fire insurance maps of Carmel, 1924, 1930, 1930-62

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Mritz De Haass Hse.

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☒ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NEcr. Mt. View and Torres (Blk 80, Lot 10)

Parcel No. 010-081-011

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed bungalow style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low pitched, side-gabled roof is capped w/composition shingle, and has an eyebrow bow above the central entry, which is circular in form. It consists of a multi-paned glazed door flanked by half-round side-lights. An exterior end-gable Carmel stone chimney appears in the apex of the NW side elevation. 10' x 13' wings were added to the center of both side elevations in 1936, with further, undocumented additions between that time and 1992, including a square, two-story flat roofed tower, on the south side, at the front of the of the house. Fenestration is irregular, w/a combination of single and banked multi-paned wood windows, and paired multi-paned wood sliders. The unique circular entry is raised, and reached by a short flight of straight run Carmel stone steps between stone piers of the same material. There is a large Carmel stone patio in front of the building. The house sits back from Mt. View in an informal garden setting, behind a low, Carmel stone retaining wall and grape stake fence, lined with dense vegetation.

3b. Resource Attributes: (List attributes and codes)

1. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3036-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925 Carmel bldg. records

P7. Owner and Address

Ann E. Beckett-Hougham

P.O. Box 4302

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 5/9/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Mritz De Haass Hse.*

B1. Historic Name: *Mritz De Haass Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1925 (Cbp# 1042); wing additions to both sides 1936 (Cbp# 187); interior remodel 1994 (Cbp# 94-79)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *gable-roofed board-and-batten one car garage, NW cr. of the parcel*

B9a. Architect: *designer/Percy Parkes*

b. Builder: *Percy Parkes*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The De Haass Hse. is significant under California Register criterion 3, in the area of architecture as an unusual and eclectic expression of the Bungalow form. It is also significant as a design by Earl Percy Parkes, one of Carmel's early noted builders. The residence is one of the most eclectic in Carmel with its oriental influenced moon, or circular entryway. Designer Parkes emphasized the opening by creating a bow in the eave line above the door. When constructed the house had the unusual feature of two kitchens. All the mill work was done by the T.A. Work Co. of Monterey. The Bungalow form is part of the Craftsman tradition, an American adaptation of the English Arts & Crafts Movement. These homes were characterized by horizontality of proportions, reliance on the honest use of materials, and undisguised structural elements such as exposed beams, and rafters for architectural beauty, and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked it to progressive political, social, and artistic movements in the early 20th century, made it popular with Carmel's academic, literary and artistic residents.*

*Earl Percy Parkes had been a building contractor in Los Angeles since 1911 before coming to Carmel in 1919. He was quite prolific in the 1920s, designing and building a number of private residences and commercial buildings. He worked in a variety of styles, and was responsible for several Southwest regional designs in the village, as well as Tudor homes. The De Haass Hse may be his most eclectic composition, and despite the additions over time, it still conveys a strong sense of time and place, and of feeling and association with the creative expression of Carmel's residential dwelling houses of the 1920s. The original owner, Mritz De Haass was a successful Santa Monica financier. The hse clearly reflect the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Monterey Peninsula Herald, 8/8/25  
Sanborn fire insurance maps of Carmel, 1930-62*

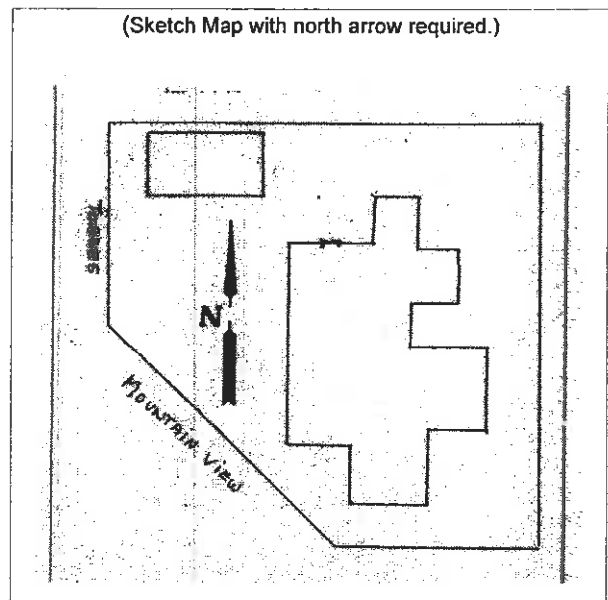
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/9/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**je of**  
**Recorded by:**

**Resource Name or #: (Assigned by recorder)**  
Kent L. Seavey

**Mriz De Haass Hse.**

**Date** 5/9/2002

☐ Continuation ☐ Update



PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page of Resource Name or #: (Assigned by recorder) Rufus M. Kingman Hse.

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW Cr. Santa Fe & Mtn. View (Blk 80 Lot 14)

Parcel No. 010-081-005

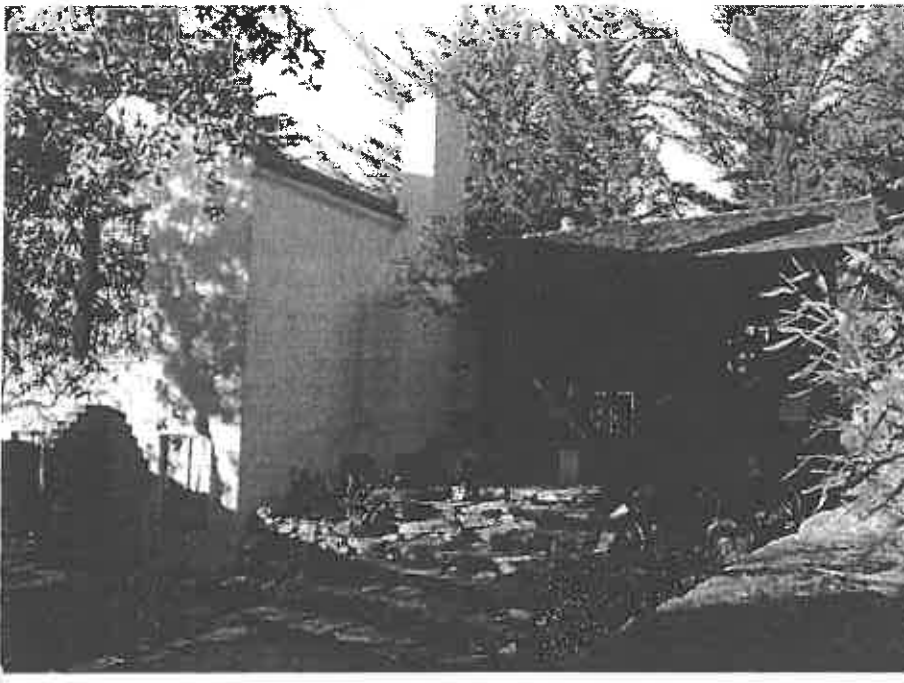
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story, wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched cross-gabled roof is covered in wood shake. There are two stucco-clad exterior eave wall chimneys present. One is found on the east side of the main building block, and the other is located about midway along the rear (north) elevation. The east facing facade is characterized by a large entry porch w/an overhanging shed roof supported by a stuccoed wall at the east side, w/ an open square window inset w/a turned wood grille. A central, square wood post w/shaped corbels supports a large joist, carrying the shaped rafters of the roof overhang. This porch leads to the round-arched wood-plank entry door in the ell formed by the porch, and the main building block to the south. The porch is covered in brick, and faces an enclosed courtyard of terraced Carmel stone. A high adobe wall affords privacy both along Santa Fe and Mtn. View, where the adobe wall butts up against the house wall. The west elevation is characterized by the wood-planked sliding garage doors on the ground floor, below the main building block. There is a shed roof over this feature w/extended rafter-tails, suggesting a pergola. A short west wing, on the NW side of this elevation has two side door entries into the building from the ground floor, and there is an open deck capping the wing, w/a closed flush-wood rail, added in 1959.

Jb. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3037-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1931 Carmel bldg. records

P7. Owner and Address

Margaret R. Frank Trust  
P.O. Box 268  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 12/3/2002

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

P1. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

NONE

Continuation Sheet

Location Map

Building, Structure, and Object Record

Sketch Map

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Rufus M. Kingman Hse.

B1. Historic Name: Rufus M. Kingman Hse.

B2. Common Name: "Quinta Margarita"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Spanish Eclectic

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1931 (Cbp# 2346); wooden deck added to upper floor at NW cr. in 1959 (Cbp# 3393)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: Designer/Fred Ruhl

b. Builder: Fred Ruhl

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Rufus M. Kingman Hse. is significant under California Register criterion 3, in the area of architecture as a good example of the design work of local designer-builder Fred Ruhl.

Fred Ruhl was the principal building contractor in Pebble Beach from about 1916 through the 1920s. He did several residences and commercial buildings in Carmel, generally working with an architect. This interesting Spanish Eclectic residence was designed and constructed by Ruhl, alone. Born in Illinois, Fred was the son of a carpenter, turned farmer. After a basic education Ruhl took up carpentry himself, working his way up to contractor. In 1903 he moved to California where he followed his trade in various locations, until 1916, when he settled into the emerging gated resort community of Pebble Beach. Ruhl contracted most of the larger residences at Pebble Beach, and became adept at designing Spanish Eclectic houses, which was a specific design requirement of home ownership within Pebble Beach until 1937. Ruhl went on to become one of the founders and first directors of the Monterey County Building Council in the late 1920s.

Ruhl's solution to the difficult triangular corner lot for the Kingman Hse. was to place the long axis of the building along the widest portion of the parcel, to the north, and to run an offset "T" shape w/ his main building block to take advantage of the southern view, and to separate the service entry, off Mtn. View, from the more formal main entry, off Santa Fe.

This afforded him considerable space, given the lot size, for an enclosed garden court. With no fenestration along the east wall of the main building block, he used the exterior chimney to articulate the large planar surface and add visual interest to the wall, which, because of its size and height brought a maximum of afternoon light into the garden. The large roof overhang covering the raised open entry porch, provided a protected area from which to enjoy the open space on cooler days. It is interesting to note that the original plans, on file with the Carmel Planning Department, have the chimney on the gable end to the south.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept, City Hall, Carmel.

Carmel Historic Context Statement 1997

Sanborn fire insurance map of Carmel 1930-62

Seavey, Kent, unpublished biographical notes on Fred Ruhl

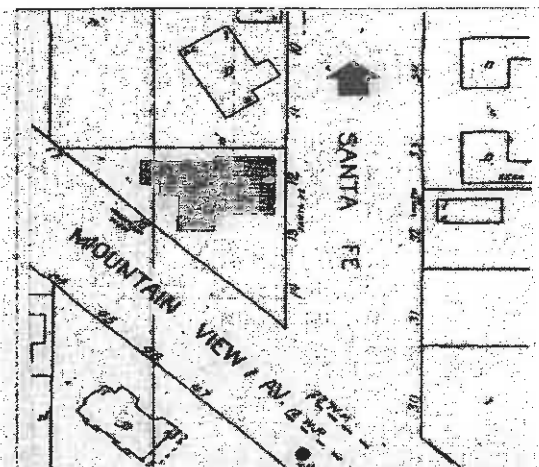
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 12/3/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

je of Resource Name or #: (Assigned by recorder) Rufus M. Kingman Hse.  
Recorded by: Kent L. Seavey Date 12/3/2002 ☒ Continuation ☐ Update

*P3. The addition is in keeping with the overall character of the building. Fenestration is irregular, w/ a combination of single & paired multi-paned steel casement type windows. There is a large, fixed multi-paned steel focal window in the gable end (south) of the main building block. As noted, the triangular south end of the parcel has a tall, adobe wall enclosing the main courtyard. Outside the wall are mature trees and tall shubbery, screening the house from the two intersecting streets.*

*B10. The change was made w/out notation, but easily understandable given the resulting benefits of Ruhl's creative design. The simple 1959 deck addition on the upper floor of the west wing does not distract from the overall quality of this otherwise unaltered 1931 romantic revival residence. The Kingman Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) E. C. Converse House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.) (1932-33)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_ B.M.

c. Address W. Side Santa Fe bet. Ocean & Mt. View City Carmel By The Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ min

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #10-045-6 (Block 81 Lots 13 & 15).

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) (HP-2) - Single Family Residence

\*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking SW at facade (East) & N/side Ele  
02/02/01 #8678

\*P6. Date Constructed/Age and Sources: ☐ Historic ☐ Both  
(1932-33) Carmel Building Records

\*P7. Owner and Address: Fred and Wanda Keeble

P.O. Box 3117  
Carmel, CA 93921

\*P8. Recorded by: (Name, affiliation, and address) Richard N. Janick  
Carmel Historic Resource Inventory 2001-City of Car

\*P9. Date Recorded: 8/10/01 mel

\*P10. Survey Type: (Describe) Carmel Historic Resource Inventory 2001  
(Intensive)

Historic Survey 1989-1996

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List) Historical Deed Restrictions

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: (Assigned by recorder) *E.C. Converse Hse*

Recorded by: *Richard N. Janick*

Date *8/10/2001*

☒ Continuation ☐ Update

**P3a. Description:**

The Converse House is a two-story, wood framed residence with attached garage. Constructed in 1932, it is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide horizontal redwood flush siding. The medium pitch side-gabled roof is covered in wood shingle and has slightly overhanging eaves, with exposed rafter tails along the east (front) and west (rear) elevations. There are two brick chimneys present. One is an eave wall type, found at the SE corner of the front elevation, cased below the eave line in the exterior wood siding. The other, an interior type, is found piercing the ridge line of the roof a little north of the central entry.

The east facing entry itself is a simple Dutch door with segmented arch. There are no windows present along the first floor of this elevation, only a patterned series of small, rectangular vents piercing the wall to the north of the doorway and glazed within to allow light into the lower rooms along that elevation. Fenestration on this elevation is limited to three 2/2 double-hung wood sash windows, found at either end of the elevation, with one just north of the eave wall chimney. There are two smaller windows on the north side elevation, one on the first and one on the second floor, forward of the attached garage. The south side elevation has 2/2 double-hung windows at both corners of the second floor, and a pair of French doors, wrapping around the SW corner of the first floor.

Fenestration along the west (rear) elevation includes a combination 1/1 double-hung wood sash (to the north), and ribboned French doors (toward the south) on the first floor, opening onto a brick patio and downward sloping terraced rear garden, originally designed by San Francisco landscape architect Thomas Church. The second floor along this elevation features a ribbon band of windows, combining fixed and double-hung wood sash.

The attached one-story two-car garage, also with a side-gabled roof, has open bays separated by a simple wood post. The modern Regionalist style residence sits on a moderately sloping hillside, close to, and just below the road grade. It is masked from the roadway by mature Cypress hedges. Its imaginative use of materials and simple, but elegant plan and siting are significant forerunners of the San Francisco Bay Area regional style.

**B10. Significance:**

This property is eligible for listing in the CRHR under Criteria #3 as a representation of the work of William Wilson Wurster. Wurster was considered the leading figure of the Modern Bay Area Style which combined the spatial and structural theories of the Modern Style with California traditions of local materials, integration with nature, and indoor-outdoor living. The Converse House represents the synthesis of earlier California traditional vernacular designs of one and two story gabled roofed structures with vertical board and batten siding, into sheer horizontal blanks and large asymmetrical window treatments. The rear of the house steps down a stepped grade and opens into a garden area originally designed by Thomas Church. The lower level living room, dining and kitchen areas open out to the west, facing the garden through large windows and French doors. The main bedroom is located on the upper floor overlooking the garden. This mixture of new materials and open plans became a trademark of Wurster's work within the shell of simple vernacular exteriors. This house won an honor award in 1935 from the Northern California Chapter of the A.I.A. The 1932 residence retains its integrity as constructed to a remarkable degree.

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 4

Resource Name or #: (Assigned by recorder) *E.C. Converse Hse*

Recorded by: *Richard N. Janick*

Date *8/10/2001*

☒ Continuation ☐ Update

P3a. Description:

The Converse House is a two-story, wood framed residence with attached garage. Constructed in 1932, it is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide horizontal redwood flush siding. The medium pitch side-gabled roof is covered in wood shingle and has slightly overhanging eaves, with exposed rafter tails along the east (front) and west (rear) elevations. There are two brick chimneys present. One is an eave wall type, found at the SE corner of the front elevation, cased below the eave line in the exterior wood siding. The other, an interior type, is found piercing the ridge line of the roof a little north of the central entry.

The east facing entry itself is a simple Dutch door with segmented arch. There are no windows present along the first floor of this elevation, only a patterned series of small, rectangular vents piercing the wall to the north of the doorway and glazed within to allow light into the lower rooms along that elevation. Fenestration on this elevation is limited to three 2/2 double-hung wood sash windows, found at either end of the elevation, with one just north of the eave wall chimney. There are two smaller windows on the north side elevation, one on the first and one on the second floor, forward of the attached garage. The south side elevation has 2/2 double-hung windows at both corners of the second floor, and a pair of French doors, wrapping around the SW corner of the first floor.

Fenestration along the west (rear) elevation includes a combination 1/1 double-hung wood sash (to the north), and ribboned French doors (toward the south) on the first floor, opening onto a brick patio and downward sloping terraced rear garden, originally designed by San Francisco landscape architect Thomas Church. The second floor along this elevation features a ribbon band of windows, combining fixed and double-hung wood sash.

The attached one-story two-car garage, also with a side-gabled roof, has open bays separated by a simple wood post. The modern Regionalist style residence sits on a moderately sloping hillside, close to, and just below the road grade. It is masked from the roadway by mature Cypress hedges. Its imaginative use of materials and simple, but elegant plan and siting are significant forerunners of the San Francisco Bay Area regional style.

B10. Significance:

This property is eligible for listing in the CRHR under Criteria #3 as a representation of the work of William Wilson Wurster. Wurster was considered the leading figure of the Modern Bay Area Style which combined the spatial and structural theories of the Modern Style with California traditions of local materials, integration with nature, and indoor-outdoor living. The Converse House represents the synthesis of earlier California traditional vernacular designs of one and two story gabled roofed structures with vertical board and batten siding, into sheer horizontal blanks and large asymmetrical window treatments. The rear of the house steps down a stepped grade and opens into a garden area originally designed by Thomas Church. The lower level living room, dining and kitchen areas open out to the west, facing the garden through large windows and French doors. The main bedroom is located on the upper floor overlooking the garden. This mixture of new materials and open plans became a trademark of Wurster's work within the shell of simple vernacular exteriors. This house won an honor award in 1935 from the Northern California Chapter of the A.I.A. The 1932 residence retains its integrity as constructed to a remarkable degree.

**CONTINUATION SHEET**

Page 4 of 4

Resource Name or #: (Assigned by recorder) *E.C. Converse Hse*

Recorded by: *Richard N. Janick*

Date *8/10/2001*

☒ Continuation ☐ Update

B10. Significance (Continued):

**WILLIAM W. WURSTER**

The architect was born in 1895 in Stockton, California. He studied architecture at the University of California, Berkeley, under John Galen Howard, and graduated in 1919. He then worked in the New York office of Delano and Aldrich, and in the San Francisco office of John Reid. He established his own practice in 1926; in 1944 Theodore C. Bernardi became a partner, and in 1945 Donn Emmons became a third partner. Wurster taught at MIT in the early 1940s and became Dean of its School of Architecture in 1944. In 1951 he returned to the West to be Dean of the School of Architecture of the University of California, Berkeley (later the College of Environmental Design). His most provocative work was accomplished during the 1930s and early 1940s. He died in 1973.

**THOMAS D. CHURCH**

Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

12. References:

“William Wurster and His California Contemporaries,” by David Gebhard, pp. 164–183. *An Everyday Modernism: The Houses of William Wurster*, San Francisco Museum of Modern Art, U.C. Berkeley Press, 1995.

Northern California Chapter of A.I.A. Honor Award, 1935, A.I.A. Bicentennial Exhibition.

Historical Deed Restrictions, April 2001, to Conserve Integrity of Building by Current Owner.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (Assigned by recorder) Vivian Homes House

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
N.E. corner Mountain View and Santa Fe  
(Block 81 Lot 24) Parcel No. 10-045-11

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A 1-1/2-story house with a truncated diamond plan running north to south on a steep sloped triangular lot. A low side gabled composition roof with overhanging eaves follows the truncated diamond plan of the house. An extended deck from the south facing living room serves as the roof of an open carport. Horizontal 1" x 8" shiplap siding covers all exterior walls. Floor to ceiling fix-paned glass windows and a french door provide access to the deck from the triangular planned living room. The southwest facade features contoured steps leading to a porch and main entrance to the left and large fixed-pane windows of the living room to the right. The lower side windows are louvered for ventilation. The northeast and northwest elevations have irregular fixed pane windows, interspaced with louvered windows that bring abundant light to the rear twin triangular bedrooms. The house is set among numerous oak trees and seems to float above the lower grade of the steep lot.

**P3b. Resource Attributes:** (List attributes and codes) HP2 - Single Family Property

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
Looking at west and south facades. (View toward east). Photo No: 6372-4, 6/10/2001

**P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

1962 - Carmel Building Files

**P7. Owner and Address**

Linda Bibbler  
150 Olive Hill Lane  
Woodside, CA 94062

**P8. Recorded by:** (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

**P9. Date Recorded:** 2/15/2002

**P10. Survey Type:** (Describe)

HRI Carmel 2001

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

None

**Attachments** ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Vivian Homes House

B1. Historic Name: Vivian Culver House

B2. Common Name: Vivian Homes House

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: Third Bay Region Style

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #3848 (September 12, 1962) Build 1-1/2-story house (\$15,000) Architects: Albert Henry Hill and John Kruse  
Contractor: Vivian Homes Inc. (Original plans, specs, permits in files) House intact - no changes documented in building files.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Albert Henry Hill and John Kruse

b. Builder: Vivian Home Company, Carmel

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1960s

Property Type: R-1

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies under Criteria #3 as an intact unique house designed by Albert Henry Hill in Carmel on a steep triangular lot in the Third Bay Region Style. The steep hillside modern house was first developed by Jon Konigshofer in the 1940s to accommodate irregular terrain on the standard 40' x 100' grid of Carmel's original plan. Diagonal streets such as Mountain View create many triangular lots when intersecting the standard street grid. Henry Hill adapted to the irregular lot and steep grade utilizing a diagonal axis floor plan and irregular elevations taking advantage of continuous light exposure and natural environmental elements.

Albert Henry Hill's work exemplifies a style of architecture that developed in the 1940s and 1950s which has become known as the Bay Area Style. This style made use of natural materials and had a great concern for the surrounding environment. His style can be characterized by very simple natural surfaces, sharp and angular shapes, either very flat or very sloped roofs, and very simple floor plans. At Harvard, Hill studied under Walter Gropius and Marcel Breuer, two architects noted for bringing the modern design philosophies of Europe's Bauhaus movement to the United States. Their new ideas about the creation and use of space and about the use of local and traditional materials greatly influenced Hill's architectural expression. Hill's commissions included national and international projects, bringing him numerous awards throughout his career. He designed and constructed a weekend cottage at 7th and Camino Real in Carmel in 1948. The three neighboring houses on Lopez Avenue became known for their imaginative and unique relationships. By 1971, Hill had converted his summerhouse to serve as his primary residence, and soon became active in the local community, including serving on the Carmel Planning Commission.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

B12. References:

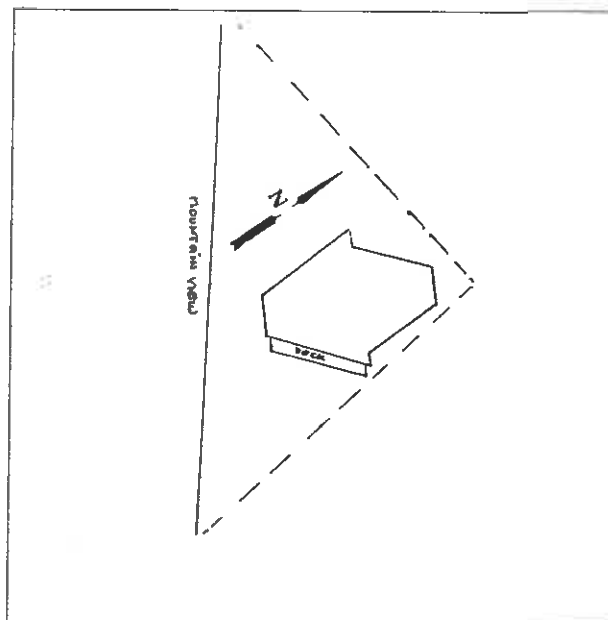
1. Chazen Property Report (1999), Jones and Stokes
2. Bay Area Houses by Sally Woodbridge (1988) Revised Edition
3. Domestic Architecture in San Francisco Bay Region: 1949, San Francisco Museum of Art, Civic Center, Catalogue Nos. 24, 25, 26, 27

B13. Remarks: Zoning R-1 - Steep irregular triangular lot sloping north to south

B14. Evaluator: Richard N. Janick

Date of Evaluation: 2/15/2002

(This space reserved for official comments.)





**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Vivian Homes House

Recorded by: Richard N. Janick

Date 2/15/2002

☒ Continuation ☐ Update

*B.10 Significance (Continued from Page 2)*

*Hill's architectural aesthetic serves as a continuing thread in Carmel's design traditions with its focus on integration with the local setting, use of local and traditional materials, and experimentation with artistic expression in residential design.*

**ALBERT HENRY HILL 1913-1984)**

*Albert Henry Hill was born in 1913 in England. His family moved to Berkeley, California in 1916. Hill received a Bachelor of Arts degree in architecture from the University of California at Berkeley in 1935, and an M.A. degree in architecture in 1938 from Harvard, where he studied under Walter Gropius and Marcel Breuer. He then worked in association with John Ekin Dinwiddie in San Francisco. He met his wife, Heather, near Oxford, England during World War II. He was in partnership with Eric Mendelson in San Francisco in 1947-48, and later established a private practice in Carmel and San Francisco. His final partnership in San Francisco with architect Jack Kruse ended in 1984 when Hill died of cancer.*

*Hill also contributed a design for "Greenwood Common" developed by William Wilson Wurster in the Berkeley hills in 1955 as single family houses built around a "common" open space with shared service areas. Other prominent architects who participated were Rudolph Schindler, Harwell Hamilton Harris, Joseph Escherick and John Funk. This project celebrated the "Second Bay Area Region Style" of integrating modern architectural materials and processes with the natural environment and indoor-outdoor living. This project was a West Coast equivalent of the famous "Housing Exposition near Stuttgart, Germany organized by Mies Vander Rohe in 1929 featuring modern style housing designs by Walter Gropius, J.J. P. Oud, Peter Behrens, Le Corbusier and Mies Vander Rohe.*

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Talbert Josselyn Hse.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*3NE of Mt. View, e/side Santa Rita (Blk 82, Lots 16, 18)*

Parcel No. *010-043-010*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story, wood-framed residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The low-pitched intersecting cross-gabled roof is covered in a composition shingle. There is a brick, exterior eave-wall chimney, centered on the south leg of the ell, along the rear (east) elevation. The raised, principal entry is centered on the two-story portion of the west facing facade. It is characterized by a slightly projecting portico, capped by a shed roof, carried on a simple post and beam frame. It is reached by a side-approach set of open brick steps onto an brick landing. The one-story living room wing, to the south, is stepped back a little from the two-story main building block. fenestration is irregular, with a combination of fixed single lights, Chicago style bay windows, and wood casement type. A canvas awning covers a side door at the NE corner of the north side-elevation. The only changes noted from the 1935 blueprints for the house appear to be the replacement of some of the one-story south wing windows w/single fixed lights. The residence is sited well back from Santa Rita on a high bench, masked from the road by numerous mature oaks in a natural landscape setting, well behind a redwood grape-stake fence.*

p. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)

*Looking SE at w/facing facade & n/side elev., 9/22/01, #9762-21*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*1935 Carmel bldg. records*

P7. Owner and Address

*Florence Josselyn Trust  
P.O. Box AH  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93921*

P9. Date Recorded: *5/2/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel-by-the-Sea Survey 1989-1996*

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 2

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Talbert Josselyn Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *no style*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1935 (Cbp #52)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *wood-shingled two car garage in NE corner of parcel. May date to original construction.*

B9a. Architect:

b. Builder: *A. Carlyle Stoney*

B10. Significance: Theme: *Arts & Culture*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR2*  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Talbert Josselyn Hse. is significant under California Register criteria 2, for its association with local novelist and writer Talbert Josselyn (1886-1961). "Tal" Josselyn came to Carmel with his family in 1914 and became part of the writers colony here. His brother Lewis became an important local photographer, Josselyn found time between his fiction pieces for the "pulp" magazines to become active in local theatrics, taking parts in Forest Theater productions; at the original Theater of the Golden Bough, and at the Arts and Crafts Hall. He and his brothers were instrumental in founding the Abalone League, the first softball league in the West, and an important Carmel tradition, for which he wrote the rules. His western novel, "Golden City" was published by the Chicago Tribune. One of his short stories, "Second Wind" based on the life of fighter Stanley Kitchel, appeared in the *Saturday Evening Post*, with the movie rights picked up by Warner Bros. Studio in 1940.

The record is fairly mute on contractor A. Carlyle Stoney. He came to Carmel with his family in the early 1920s, who built a home at Carmel Point. He and his brothers worked together in the local building trades. The house he designed for Talbert Josselyn hints at eastern Colonial precedents, but appears to lack the architectural distinction for separate listing under criteria 3, architecture. The contributions of Talbert Josselyn to the arts and culture of Carmel, while he occupied the home, clearly reflect the findings, and are consistent with the 1997 Carmel Historic Context Statement. The property has already had deed restrictions placed on it by the owners.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

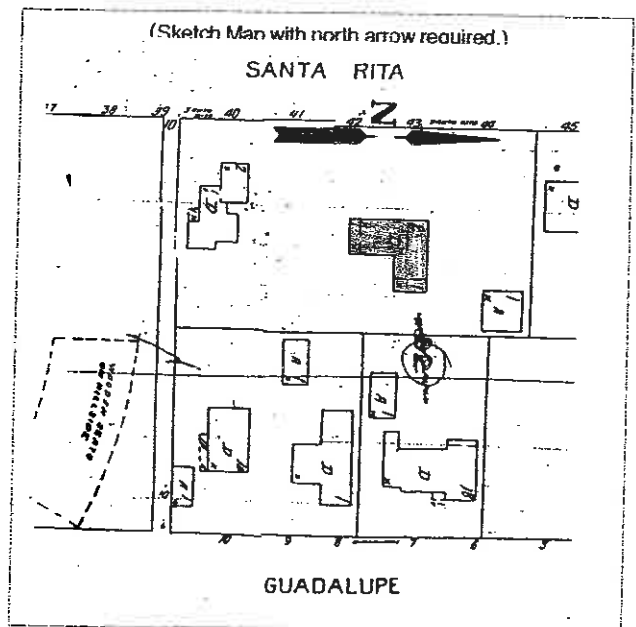
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
*Carmel Cymbal*, 5/13/49  
Sanborn fire insurance map of Carmel 1930-62

B13. Remarks: *Zoning R-1  
CHCS (AC)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/2/2002*

(This space reserved for official comments.)



Primary #

HRI #

Trinomial

**CONTINUATION SHEET**

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Talbert Josselyn Hse.

Date 5/2/2002

☐ Continuation ☐ Update

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 551  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Florence Lockwood Studio/ Hse*

P1. Other Identifier:

P2. Location:

☒ Not for Publication ☐ Unrestricted

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*SW cr. Ocean and Forest*

Parcel No. *010-041-001*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Bay Area style studio/residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal shiplap wood siding. The medium pitch roof is side-gabled and stepped toward the west. Originally covered in a wood shake, it is presently capped w/ a cementitious shingle w/the appearance of wood shake. The raftertails are exposed, and rounded on the ends. The main roof extends as a shed roof over a one-bay deep south facing bedroom wing at the west side of the building. A much shorter shed roof extension is found as a door-hood over the principal entry, facing south at the SE end of the building. The entry door is a vertically planked Dutch type. The roof plane on the north side elevation lifts up to form a shallow, shed roofed wall-dormer, capping a massive nine-light studio window. An exterior gable-wall chimney is found centered in the ridge line of the east side elevation. The entire wall including the chimney is faced with Carmel stone. This feature also has three lights, matching in size and alignment capping the north edge of the shed roof. Fenestration is otherwise single and paired multi-paned wood casement type, w/ a band of three full height outward opening glazed doors, directly west of the principal entry.*

P4b. Resource Attributes: (List attributes and codes)

☒ Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3039-*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1940 Carmel bldg. records*

P7. Owner and Address

*Jane Brown & Peter Hoag  
2240 California Street  
San Francisco, CA 94115*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *4/17/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory -2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*none*

Attachments

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Florence Lockwood Studio/ Hse*

B1. Historic Name: *Florence Lockwood Studio/ Hse*

B2. Common Name: *Rocking Horse*

B3. Original Use: *studio/residence*

B4. Present Use: *residence*

B5. Architectural Style: *San Francisco Bay Area style (Second generation)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1940 (Cbp #709); reroof 1993 (Cbp #93-85)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Florence Lockwood Studio/Hse. is significant under California Register criterion 3, in the area of architecture as an excellent and almost unaltered example of a design by one of Carmel's most noted master builders, Hugh Comstock, midway in his design career.*

*The Lockwood Studio/Hse. design conveys all of the accepted characteristics of the San Francisco Bay Regional style of architecture. It is a residential dwelling, small in scale, very woodsy with its exterior redwood siding, strongly suggesting a visual mode that is vernacular and anti-urban. In this case, read separately, the east and west side elevations reflect respectively early California adobe, and pioneer saltbox sources. The house is beautifully sited, and respective of its "place" in the landscape. It also has its share of visual and ideological contradictions. The integration of the east side elevation's chimney into a full Carmel stone wall is a very unusual expression of the local material. The massive studio window in the north wall, treated as a wall dormer both reflects earlier building traditions and looks forward to postmodernist expression. Of interest is the fact that the original drawings of the residence show vertical board-and-batten as the exterior wall cladding, and an adobe chimney. As there is no evidence in the record of building permits to the contrary, it can be assumed that the existing exterior finishes were those that were used in construction in 1940.*

*Hugh Comstock (1893-1950) has been recognized for his early design of the storybook cottages that continue to influence residential design in Carmel, and for his introduction of a variety of innovative construction methods & materials, especially his Acradobe block, and Post-adobe building system.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement, 1997*

*Hughes, M. E., Artists in California 1786-1940, Hughes Pub:San  
Francisco, 1989*

*Seavey, Kent, Monterey County Architects and Builders,  
unpublished manuscript*

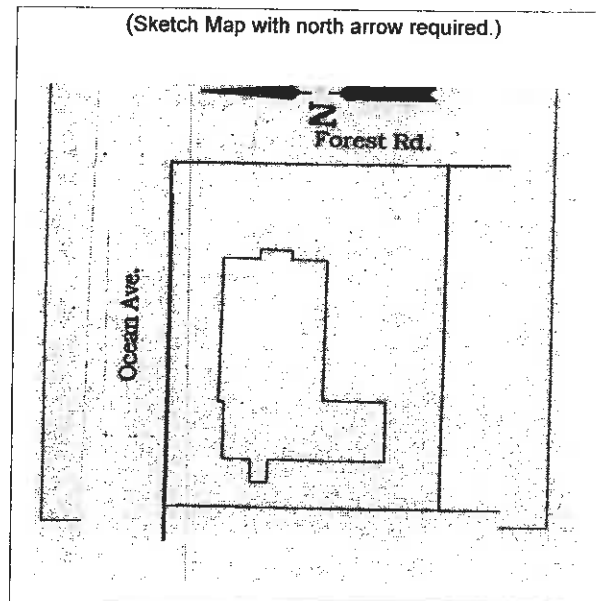
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/17/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Name of Resource Name or #: (Assigned by recorder)

Florence Lockwood Studio/ Hse

Recorded by: Kent L. Seavey

Date 4/17/2002

☒ Continuation ☐ Update

P3. The house sits just below Ocean Ave. at the cr. of Forest, on a SW sloping lot, behind a high, flush-board fence along Ocean, in a well forested landscape setting of mature pines, oaks and dense shrubbery.

B10. It is clear from his residential work in the mid 1930s that he was aware of, and influenced by the work of Wm. W. Wurster, who had done several homes in Carmel, including the 1932 Converse House. Many of Comstock's residences of this period reference Wurster's and other California regionalists interest in vernacular forms. The Lockwood Studio/Hse. reflects not only how much he learned, but how sophisticated "the builder of dreams" could be. The textured Carmel stone wall, and the elegant proportions of the studio north window clearly reveal Comstock's ability to always keep in mind the suitability of his structural forms to the land on which they were sited; their practicality of use, and their permanence of beauty.

A native of Santa Cruz, Florence G. Lockwood studied at the Mark Hopkins Institute of Art in San Francisco She resided in Burlingame until she came to the Monterey peninsula in 1928. She was an early and active member of the Carmel Art Association, and exhibited her work at the Golden Gate International Exposition at Treasure Island in 1940, the year the studio/hse. was constructed. She lived in the house until her death in 1963.

The Lockwood studio/hse. reflects Carmel's pronounced taste for creativity and individualism. The Bay Area style was a logical extension of the Arts and Crafts aesthetic that prevailed the community during its early years of development. The property is consistent with the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development.

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Jacob W. Wright Hse.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*2 NW of 8th SW side Mtn. View (Blk 86 Lot wpt 1 parcel A)*

Parcel No. *010-044-020*

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Tudor style residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten, and smooth cement stucco w/false half-timbering. The steeply pitched cross-gabled roof is covered in a wood shake and has wide, overhanging eaves. There is an interior brick chimney piercing the NE roof-plane near the junction of the cross-gables. A shed roof projects off the SW cr. of the house enclosing a small bedroom. There is a shed-roofed dormer at the rear (SW) of the main gable on the SE side w/a 4-light wood casement window. The principal gable, facing Mtn. View is stuccoed in the apex w/false half-timbering. The wood-planked Dutch-door main entry is about midway along the NE elevation of the long axis of the building. Fenestration is irregular, w/large, fixed multi-paned wood windows, wood sliders and wood casement type. The house sits below Mtn. View on a sloping parcel, behind a wood grape-stake fence covered w/vines and masked by mature shrubbery. It is framed by mature oaks and pines.*

**1b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *7852-1*

**P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☐ Historic ☐ Both

*1924 Carmel bldg. records*

**P7. Owner and Address**

*Ronald & Donna Stevens  
38754 Road 12  
Kingsburg, CA 93631*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *8/20/2002*

**P10. Survey Type:** (Describe)

*Carmel Historic Resource Inventory - 2001*

**1. Report Citation:** (Cite survey report and other sources, or enter "none")  
*one*

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Jacob W. Wright Hse.*

B1. Historic Name: *Jacob W. Wright Hse.*

B2. Common Name: *"Tinker Bell"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor influenced vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1924 (Cbp#787); kitchen add to NW 1937 (Cbp# 272); kitchen add to rear 1971 (Cbp# 71-202)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer/George M. Whitcomb*

b. Builder: *Whitcomb & Bain*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Jacob W. Wright Hse. is significant under California Register criterion 3, in the area of architecture as the work of noted Carmel builder George Mark Whitcomb. It is also significant as one of four English Tudor influenced cottages found along the SW side of Mtn. View Ave., between 8th Ave. and Santa Fe, in "The 80 Acres".*

*During a 1978 interview and tour w/writer David E. Metz, Carmel master-builder George Mark Whitcomb identified the Jacob W. Wright Hse. as one of his early building projects. The building is located just across 8th Ave. from Whitcomb's own home, "Suncatcher". The Wright Hse., constructed for the owner/operator of "The Press In The Forest", is an interesting mixture of local vernacular board-and-batten architecture and applied Tudor decorative motifs. The Tudor elements, mostly in the prominent front cross-gable, include the stuccoed apex w/false half-timbering, and the large, wooden multi-paned focal window below, as well as the vertical wood-paneled Dutch entry door. The steep-pitched cross-gabled roof and board-and-batten siding typify the smaller cottages in Carmel constructed prior to the mid 1920s.*

*George Mark Whitcomb was a master-builder who had come to Carmel after service in the U.S. Navy in WWI. A native of Minnesota, he had learned carpentry from his father. Whitcomb was in partnership w/Miles Bain, a friend Whitcomb had known earlier in Berkeley. Bain was the job estimator, until he got a contracting license, and went on his own in the early 1930s. Whitcomb was well known in Carmel for the quality and craftsmanship of his work. Wright only lived in the house for about two years prior to building a home and printing shop on the next lot to the NW. Ms. Florence Gaylord was the second owner.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Bostick, Daisy, Carmel at Work and Play, Angel Press: Monterey,  
1977*

*Metz, David, Personal interview w/G.M. Whitcomb, 9/16/78*

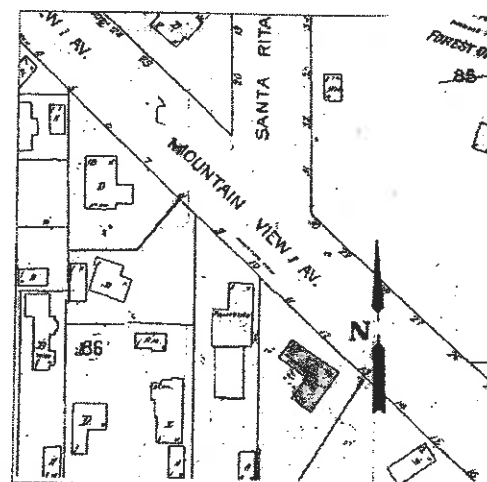
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *8/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #

HRI #

Trinomial

CONTINUATION SHEET

Page of  
Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Jacob W. Wright Hse.

Date 8/20/2002

☐ Continuation ☐ Update

*B10. The house was the first of four Tudor influenced cottages built along the SW side of Mtn. View from 8th to Santa Fe between 1924 and 1929. Jacob Wright's "Press in the Forest" was second in 1925, Frederick Bigland designed and built his home, just NW of the Press in 1926, and Florence Gaylord added a detached guest cottage to the original Wright Hse. in 1929. In spite of a couple of later, less creative residential designs on the street, the row of four small cottages in their forest setting evoke a strong sense of time and place and of feeling and association within "The 80 Acres" tract. The Wright Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.*

*B12.*

*Polk business directory for Carmel, 1926-27 p. 382.*

*Sanborn fire insurance maps for Carmel 1920, 1930-62*

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Looking NE at the west facing facade,

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder)

Nelson-Krough Cottage

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 E of Santa Fe, N/side 8th (Blk 86, S pt Lot 3)

Parcel No. 010-044-004

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed residence, slightly Ell-shaped in plan, resting on a concrete foundation. The exterior wall cladding is a thin cement stucco, w/false half-timbering. The steeply pitched hipped roof has slightly overhanging eaves with closed soffits and is covered in a composition shingle. A skylight is found centered in the roof plane on the east (rear) side of the building. It is shown as being present on a set of plans dated December, 1947, and is barely visible from the street. There is one exterior brick (?) chimney casement type windows of various sizes. The cottage is set back from the street, behind a tall flush-board wood fence. Landscaping in negligible, but the house is framed by mature trees on adjacent properties.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐ Building

☐ Structure

☐ Object

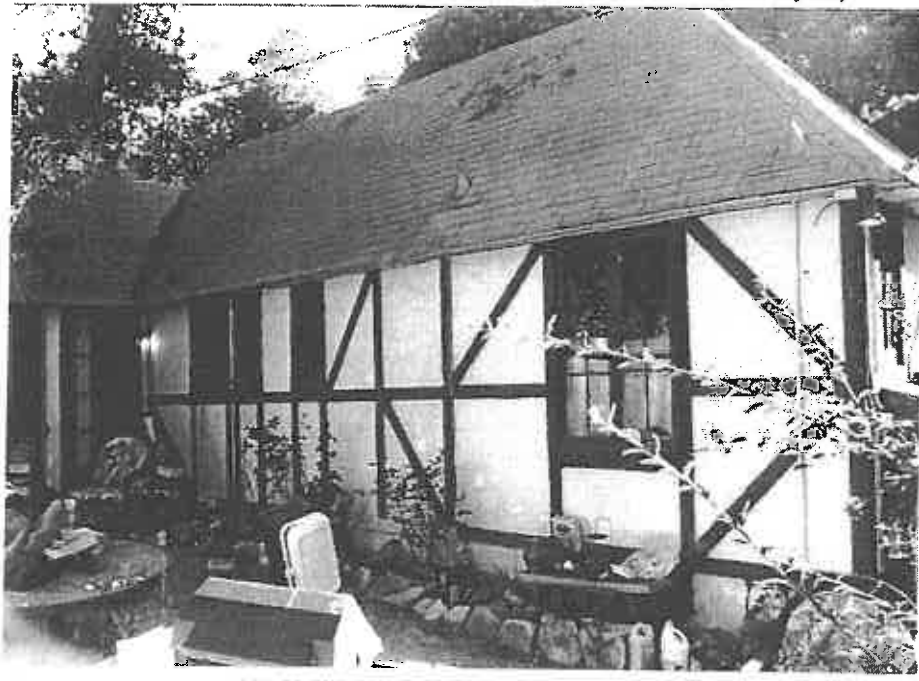
☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 5033-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

Gilbert A. Beirne  
1277 Airport Blvd. #1  
San Jose, CA 95110

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource  
Inventory-ongoing

. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Nelson-Krough Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival (Continental)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed, 1926 (CBP#1727); addition to Ell at north end, 1929 (CBP# 2198); roof repair, 1947 (CBP# 1390); interior remodel, 1947 (CBP# 1506)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer, Hugh Comstock (1926)*

b. Builder: *Hugh Comstock (1926); Gottfried & Hale (1929)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Nelson-Krough Cottage is significant under California Register criteria 3, in the area of architecture, as an unusual Continental Tudor example of the work of Carmel master-builder Hugh White Comstock. Hugh Comstock is best known in California for his whimsical and inventive Carmel "Storybook Cottages", designed between 1924 and about 1930. The Nelson-Krough (Krough, Krypt) Cottage is an example of the emerging popularity in the village of architectural revivalism, particularly those forms based on medieval sources in England and Northern Europe. The fashion coincided in Carmel with an increase in building of vacation homes, for both the well-to-do and middle-class summer visitors. As neither Nelson or Krough's names appear in any period business directories it is suggested that they may fall in the latter category. The cottage, with its generally rectangular plan, steeply pitched hipped roof, and abundance of false-half-timbering is visually much closer to the Continental models of the Tudor mode than the far more popular English Tudor, which as a favorite in the village.*

*Hugh Comstock began his design career in Carmel in 1924, when he constructed a small "Storybook" showroom for his wife, Mayotta Brown, in which to display the handmade rag dolls she designed. Appropriately named the "Doll's House", it was an immediate hit with the independent and creative Carmel crowd, and Comstock was soon receiving commissions to design equally whimsical small dwellings for a variety of customers. He worked in this "Storybook" style until 1929, when he began experimenting with the emerging California Ranch House mode. The Nelson-Krough Cottage is the closest he came to a more conventional Tudor design, albeit derived from Continental sources rather than the more popular English forms. It is probable that the final design was influenced by the clients. Probably more than any other architect or builder, Hugh Comstock defined the architectural character of Carmel with his fairy tale cottages and commercial buildings, designed between 1924 and 1929. To a considerable degree they have set the architectural tone for the village since that time.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement, 1997.*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980.*

*Metz, David E. "George Mark Whitcomb", Carmel Significant Building Survey, 1979.*

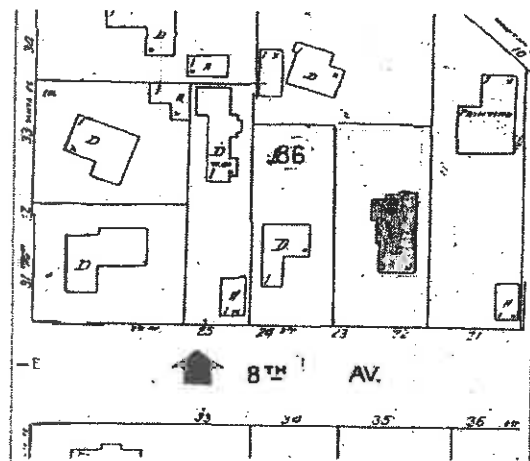
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of Resource Name or #: (Assigned by recorder) Nelson-Krough Cottage  
Recorded by: Kent L. Seavey Date 9/7/2004 ☐ Continuation ☐ Update

B9b. George Mark Whitcomb (1947)

B10. Of interest is the fact that two other noted Carmel designer-builders, Lee Gottfried, and George Mark Whitcomb, worked on this building over time. Lee Gottfried & his brother-in-law, Donald Hale, added to the Ell at the NW corner of the building in 1929. Gottfried had come to Carmel in 1920 as a contractor from Los Angeles. His early work was for Edward Kuster, founder of the Theater of the Golden Bough. He first built Kuster's stone house on Carmel Point, then developed part of the important cluster of Tudor Revival commercial buildings for Kuster, on the SE corner of Ocean and Monte Verde in the early 1920s. The Nelson-Krough addition was done in October of 1929. Gottfried was also active in village life, helping to organize the Abalone League softball teams, and the local building and loan society.

George Mark Whitcomb, another significant Carmel designer-builder did roof work on the building and an interior remodel in 1947. Whitcomb came to Carmel in 1921 from his native Minnesota as a trained builder. His first work was a studio for noted local photographer Johann Hagemeyer, which is now part of the Forest Lodge on Mountain View. A skilled "mechanic", Whitcomb was noted for the high quality of his craftsmanship. All three of the designer-builders identified with the Nelson-Krough Cottage are listed in the Carmel Historic Context Statement.

The Nelson-Krough Cottage is a here-to-fore unidentified dwelling designed by one of Carmel's most well known designer-builders, Hugh Comstock. It was executed in an unusual Continental Tudor style by Comstock in 1926. In 1929 it had a minor addition, executed by another noted Carmel building firm, Gottfried & Hale. Further repair work and an interior remodeling was completed by yet a third well respected village designer-builder, George Mark Whitcomb. The property today retains much of its historic integrity as constructed and refined by some of Carmel's finest early builders. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page of Resource Name or #: (Assigned by recorder) *Frederick Bigland Hse.*  
P1. Other Identifier:  
P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.  
c. Address: City *Carmel-by-the-Sea* Zip *93921*  
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*2 SE of Santa Fe, SW/side Mtn. View (Blk 86, Lot NWpt 3)*

Parcel No. 010-044-017

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Tudor "storybook" style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement stucco w/false half timbering, wood shingle, and Carmel stone around foundation. The medium-pitched intersecting gable roof is covered in a wide wood shake w/about two feet to weather. It has a decorative vergeboard. The roof to the SW, on the long axis of the building is covered in roll roofing. There is a Carmel stone exterior eave wall chimney, located at the inside of an ell formed by a lower projecting bay at the NW cr. of the residence. The facade is characterized by a large gabled bay w/ a multi-paned leaded-glass focal window, divided into four panels by wide, vertical mullions. The upper corners of the focal window are clipped. The stuccoed face of the bay is decorated w/false half-timbering. The roof-plane on the s/side lifts, and rolls over a Tudor arched entry door of vertical wood panel w/wrought-iron studding. A lower bay projects beyond this feature, down-slope from the entry, forming a second gabled front w/a similar door, & paired diamond-pane wood casement windows. Fenestration otherwise consists of a variety of multi-paned fixed and casement type wood windows. The house is sited on a steeply sloping lot, SW of Mtn. View, fronted by a low Carmel stone wall, and brick patio. The house is surrounded by oaks and pines in a natural landscape setting.*

**4b. Resource Attributes:** (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3041-.

**P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

*1926 Carmel bldg. records*

**P7. Owner and Address**

*Gerald & Elin Swanstrom  
1400 Ptarmigan Dr.  
Walnut Creek, CA 94595*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *8/20/2002*

**P10. Survey Type:** (Describe)

*Carmel Historic Resource Inventory - 2001*

**1. Report Citation:** (Cite survey report and other sources, or enter "none")

*one*

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Frederick Bigland Hse.*

B1. Historic Name: *Frederick Bigland Hse.*

B2. Common Name: *"Hermes Hse."*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor ("Storybook" substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1926 (Cbp#1088); add guest rm. at rear 1928 (Cbp# 2076); small add to kitchen 1930 (Cbp# 2325); bed & bath add on w/side elev. 1980 (Cbp# 80-44)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/Frederick Bigland*

b. Builder: *Frederick Bigland*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Bigland Hse. is significant under California Register criterion 3, in the area of architecture as the owner designed home of noted Carmel builder Frederick Bigland. It is also significant as an excellent example of the "Storybook" substyle of Tudor Revival architecture. Master-builder Frederick Bigland came to Carmel from his native England in the mid-twenties seeking relief from asthma. He built several residences and some apartment units, and may be best known for his redesign of the Marble Ranch, in Robinson Canyon off Carmel Valley. He left the area shortly after completion of the Marble Ranch project, seeking a more suitable climate for his condition.*

*The Bigland Hse. is especially well sited as an example of the Tudor "Storybook" substyle. Set below the roadway in a wooded glen, surrounded by Carmel stone walls, the rambling, false half-timbered building exudes a fairytale quality. Its leaded glass windows have designed "repairs", and the scale of the entryways is reminiscent of an Arthur Rackham children's book illustration. The oversize roof shakes and randomly laid up Carmel stone chimney emphasize the home-made quality of the building. A native of England, Bigland had first hand knowledge of vernacular Medieval farmsteads and cottages. As Bigland's home, it was an excellent advertisement for the contractor's skill as a designer & craftsman. The Frederick Bigland Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Carmel Pine Cone, "Homes Make Of Carmel a Place of  
Distinction", 8/30/29, pp. 23-24*

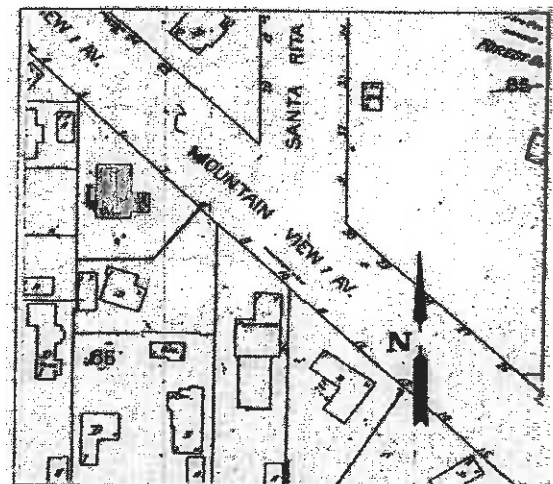
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *8/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #

HRI #

Trinomial

**CONTINUATION SHEET**

je of Resource Name or #: (Assigned by recorder)  
orded by: Kent L. Seavey

Frederick Bigland Hse.

Date 8/20/2002

☐ Continuation ☐ Update



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Florence H. Gaylord Guest Hse.*

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*Cr. Mt. View & 8th (Blk 86, Lot E/pt of 1 Parcel B)*

Parcel No. 010-044-019

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half story, wood-framed Tudor inspired cottage, ell-shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten, and horizontal wood shiplap siding below the floor-plate of the 1937 bedroom addition. The original roof, built in 1929 is side-gabled and steeply-pitched. The shed-roof of the 1937 bedroom addition, at the NW cr. of the building, flares dramatically where it joins the roof-plane of the original. All roof covering is wood shake. Viewed from 8th Ave. the roof form of the addition appears to be an offset gable, where it steps back into the main body of the earlier cottage. There is a brick exterior eave-wall chimney on the south-side elevation, toward the NE. The principal entry is on the NW elevation of the original cottage, near the inside of the ell. Fenestration is irregular w/a combination of single, paired and banked multi-paned wood sliders and casement type in varying sizes. The cottage is sited in a triangular lot at the intersection of Mtn. View & 8th, surrounded by a high wood fence, covered w/ivy. There is a board-and-batten one car garage just SW of the residence, on the 8th Ave. side.*

**P4. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3042-.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☐ Historic ☐ Both

*1929 Carmel bldg. records*

**P7. Owner and Address**

*Frances O. Small  
P.O. Box 1571  
Carmel, CA 93921*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *8/16/2002*

**P10. Survey Type:** (Describe)

*Carmel Historic Resource Inventory - 2001*

**P1. Report Citation:** (Cite survey report and other sources, or enter "none")

*none*

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Florence H. Gaylord Guest Hse.*

B1. Historic Name: *Florence H. Gaylord Guest Hse.*

B2. Common Name: *"The Smalls"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor "Storybook" substyle*

B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1929 (Cbp# 2147); bedroom add 1937 (Cbp#272);*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *board-and-batten one-car garage 1929 moved to present location at SW cr., parcel B at unknown date*

B9a. Architect: *designer/George Whitcomb*

b. Builder: *Whitcomb & Bain*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Florence Gaylord Guest House is significant under California Register criterion 3, in the area of architecture, as one of a series of smaller, Tudor inspired residences along the SW side of Mtn. View Ave. across from the Forest Theater in Carmel. Designed between 1925 and 1929 by various local builders, the ensemble exhibits the influence of the Tudor Revival "Storybook" substyle on residential housing in the village during the 1920s. The residence is also significant as a representative example of the work of noted Carmel building firm of Whitcomb & Bain. The building was originally designed as a guest house, adjacent to Mrs. Gaylord's "Tinker Bell". The simple, board-and-batten building employed multi-paned banked windows, and a wood-plank door to initially evoke the Tudor mode. In a 1937 bedroom addition, the roof connection between the older building and the new construction, also by Whitcomb & Bain, provided an opportunity to enhance the Tudor ambiance by creating a dramatic flare in the roof shape as it met the original roof-plane. There has been no recorded exterior alteration since that time. The builders, George Mark Whitcomb, and Miles Bain were master-builder and job estimator respectively. Whitcomb, a native of Minnesota had come to Carmel in 1919 after service in the Navy during WWI as a carpenter. Most of his work was residential. However, he was involved with building the kindergarten at Sunset School. When he obtained his contracting licence, he invited Miles Bain, whom he had known earlier in Berkeley, to join him in Carmel as his job estimator. They worked together into the 1930s, when Bain went on his own as a contractor. Whitcomb was well known for the high quality and craftsmanship of his work. Both pursued successful careers in the Carmel area into the 1950s. Bain may be best known as the contractor for Frank Lloyd Wright's Walker House on Carmel Point. The Florence Gaylord Guest Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Polk business directory for Carmel, 1930, 1937*

*Sanborn fire insurance maps of Carmel 1930, 1930-62*

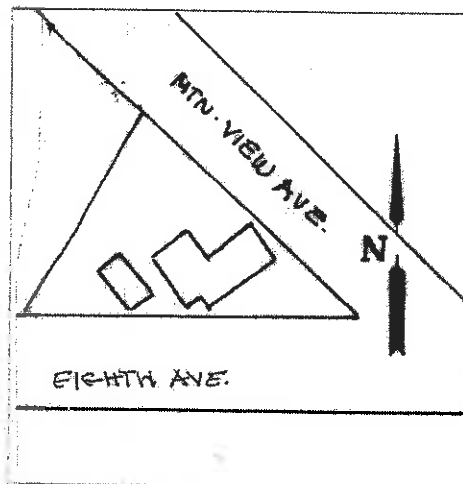
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *8/16/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ Looking NE at the SW facing facade,  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder) Jacob W. Wright House (2)

**P1. Other Identifier:**

**P2. Location:**

Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 8th, E/side Santa Fe (Blk 86, pt. Lot 10)

Parcel No. 010-044-008

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Vernacular residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a vertical board-and-batten. The steeply pitched side-gabled roof has slightly overhanging eaves, with simple vergeboards on the gable ends. There is one brick exterior eave-wall chimney present. It is located on the rear (NE) elevation, near the NW corner. The roof is covered with wood shingle. Fenestration is irregular, with paired, multi-paned wood sliders in a variety of sizes. The principal entry is found on the SW side of the inside corner of the ell. The house is set well back on its parcel behind a wood fence covered in ivy, framed by mature trees, in a natural landscape setting of low ground cover. The residence is oriented towards the SW, at an angle to Santa Fe. It is located in "The 80 Acres", a wooded residential neighborhood of one and two-story homes of varying ages and styles.

**P4. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward ). Photo No: 5041-.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☐ Historic ☐ Both

1931 Carmel bldg. records

**P7. Owner and Address**

Carolyn P. Martin  
P.O. Box 489  
Cambria, CA 93428

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 9/7/2004

**P10. Survey Type:** (Describe)  
Intensive-Carmel Historic Resource  
Inventory-ongoing

**P1. Report Citation:** (Cite survey report and other sources, or enter "none")

one

**Attachments**

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Jacob W. Wright House (2)*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1931 (CBP#2438); bedroom add to rear 1935 (CBP# 2662), kitchen altered 1936 (CBP# 156); foundations added 1958 (CBP# 3149)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *wood-frame one-car Garage at NE cr of parcel 1929 (CBP# 2167)*

B9a. Architect: *Designer-George Mark Whitcomb*

b. Builder: *George M. Whitcomb (1931), Miles Bain (1935)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Jacob W. Wright House (2) is significant under California Register criteria 3, in the area of architecture as one of the few remaining intact examples of the residential design of noted Carmel master-builder, George Mark Whitcomb.*

*Many of the early homes in Carmel by-the-Sea were one-story cottages, typical of turn of the century housing found elsewhere in the country. They could be sided with narrow wooden clapboard, wood shingle or redwood board-and-batten. Fenestration tended to be either wood casement or slider type, evolving from diamond pattern Colonial Revival glazing to Craftsman style windows over time. Residential windows were generally multi-paned, with true-divided lights. Brick, stone, and Carmel stone were typically employed for chimneys, while Carmel stone seemed to be the local material of choice for walkways, patios and garden walls. A taste for simplicity of form and the use of natural materials transcends the divisions of time and architectural fashion in the village. This 1931 residence is a house that could have been as easily constructed in 1910 or 1920.*

*Whitcomb came to Carmel after military service in WWI, and soon established a partnership with an earlier Berkeley friend, Miles Bain. They designed and built as a partners up to the early 1930s, then separately. Whitcomb was known for the quality and craftsmanship of his work. Both Whitcomb and Bain worked on the Wright house at varying times.*

*Jacob W. Wright was a newspaperman and editor who retired to Carmel in 1924. Mr. Wright founded and operated "The Press in the Forest", a private publishing enterprise on 8th Ave. he shared with his writer wife, Catherine Shockley. The little house on Santa Fe was either a later home for the couple, or a rental property. It remains in its natural, unpainted state, evoking a strong sense of time and place, and of feeling and association with old Carmel. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Carmel Pine Cone-Cymbal, 8/25/50*

*Metz, David E., Personal interview w/George Mark Whitcomb, 9/16/78*

*Sanborn fire insurance map of Carmel 1930-62*

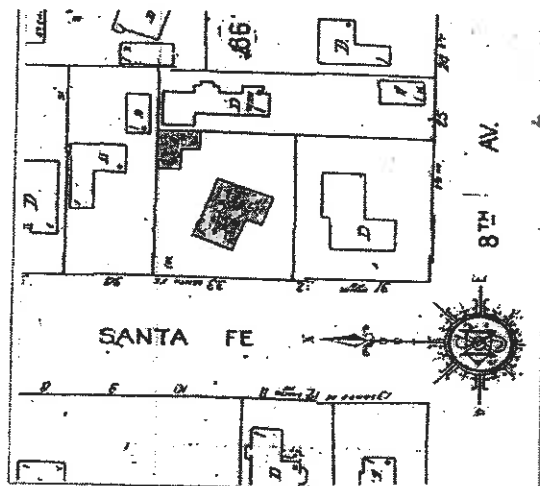
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #

HRI #

Trinomial

**CONTINUATION SHEET**

Recorded by: Kent L. Seavey      Resource Name or #: (Assigned by recorder) Jacob W. Wright House (2)      Date 9/7/2004      ☐ Continuation      ☐ Update

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Jacob F. Kreps Hse.

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

; \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 8th, E/side Torres (Blk 87, Lots 18, N 1/2 20)

Parcel No. 010-082-008

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

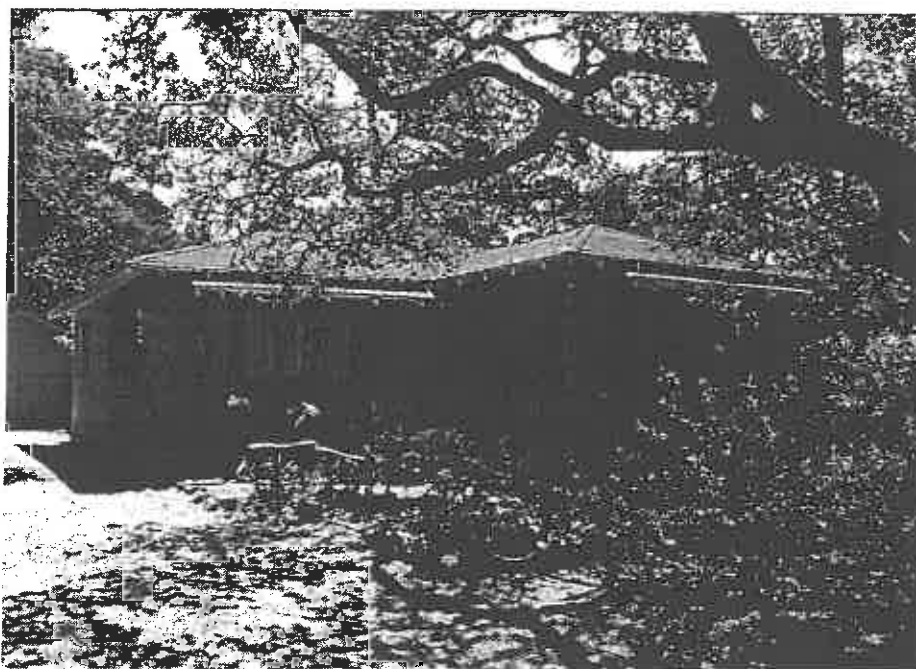
A one-story, wood-framed Craftsman bungalow, basically ell shaped in plan resting on a concrete foundation. The exterior wall cladding is wood shingle, evenly coursed. The intersecting hipped roof has wide overhangs w/exposed rafter-tails, and is covered in composition shingle. There is a Carmel stone exterior eave wall chimney found just forward of the main entry, along the south side elevation. The entry is reached by a set of open Carmel stone steps leading up to an enclosed porch. The original roof extension over the porch, as a door hood, has been extended somewhat, and is supported by wood posts. The rear (east) of this feature is glazed. There are two slightly projecting window bays on the west (front) elevation. Both have Chicago style sliding wood windows w/narrow shed roofs above. The leg of the ell projecting towards Torres, on the south side of the building, has very nicely detailed glazed French doors, w/partial side-lights in its north side elevation. Fenestration is otherwise irregular, w/a combination of wood sliders and casement type windows. The house sits a little back from the street surrounded by large oaks and pines in a natural landscape setting of native ground cover.

3b. Resource Attributes: (List attributes and codes)

1. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3043-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

Jeanne Weseloh Trust

1730 Poppy Ave.

Menlo park, CA 94025

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 7/22/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1

**Other Listings**

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Jacob F. Kreps Hse.*

**P1. Other Identifier:**

**P2. Location:**

☐ Not for Publication ☐ Unrestricted

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*2 NE of 8th, E/side Torres (Blk 87, Lots 18, N 1/2 20)*

Parcel No. *010-082-008*

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Craftsman bungalow, basically ell shaped in plan resting on a concrete foundation. The exterior wall cladding is wood shingle, evenly coursed. The intersecting hipped roof has wide overhangs w/exposed rafter-tails, and is covered in composition shingle. There is a Carmel stone exterior eave wall chimney found just forward of the main entry, along the south side elevation. The entry is reached by a set of open Carmel stone steps leading up to an enclosed porch. The original roof extension over the porch, as a door hood, has been extended somewhat, and is supported by wood posts. The rear (east) of this feature is glazed. There are two slightly projecting window bays on the west (front) elevation. Both have Chicago style sliding wood windows w/narrow shed roofs above. The leg of the ell projecting towards Torres, on the south side of the building, has very nicely detailed glazed French doors, w/ partial side-lights in its north side elevation. Fenestration is otherwise irregular, w/ a combination of wood sliders and casement type windows. The house sits a little back from the street surrounded by large oaks and pines in a natural landscape setting of native ground cover.*

**3b. Resource Attributes:** (List attributes and codes)

**1. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3043*.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

*1926 Carmel bldg. records*

**P7. Owner and Address**

*Jeanne Weseloh Trust  
1730 Poppy Ave.  
Menlo park, CA 94025*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *7/22/2002*

**P10. Survey Type:** (Describe)

*Carmel Historic Resource Inventory - 2001*

**I. Report Citation:** (Cite survey report and other sources, or enter "none")

*one*

**Attachments**

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Jacob F. Kreps Hse.

B1. Historic Name: Jacob F. Kreps Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman bungalow

B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed 1926 (Cbp# 1723)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: wood-framed one-car garage added to the rear of the residence on the NE side 1935 (Cbp# 36)  
Ernest Bixler/builder

B9a. Architect: designer/Percy Parkes

b. Builder: Percy Parkes

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Jacob Kreps Hse. is significant under California Register criterion 3, in the area of architecture, as an unaltered example of a Craftsman bungalow designed and constructed by noted Carmel designer/builder Earl Percy Parkes. It is a good representative example of the type of vacation housing constructed in Carmel during the 1920s. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging roofs and informal building plans; reliance on the honest use of materials, generally of local origin, like the Carmel stone used in the chimney and redwood shingles; with undisguised structural elements like exposed interior beams, bracing and rafters for architectural beauty; and the enjoyment of the natural setting through the use of porches, outdoor spaces and the clustering of windows into horizontal bands. The Kreps Hse. employs a hipped roof, popular in California, but representing only about ten percent of the Craftsman bungalows nationwide.

Earl Percy Parkes was born in Port Clinton, Ohio in 1884 where he was educated and began his business life as a traveling excursion agent for the Rock Island Railroad Company. His travels led him to California, where he took up residency in Los Angeles and entered UCLA seeking a degree in law. Parkes left college to join the building trade however, and in 1911 established himself as a contractor. In 1919 he moved to Carmel and continued his practice, building a number of homes and commercial properties in a wide variety of architectural styles. His smaller homes, like the Kreps Hse. personify the rustic and iconoclastic character of Carmel during the 1920s. Based on available Carmel building records the only change to the property occurred in 1935, when another well known builder, Ernest Bixler added a detached one-car garage behind the residence. That building is still in place, and also unaltered. The Kreps Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Watkins, Rolin, *History of Monterey and Santa Cruz Counties, CA, Vol II*, Clarke Pub.:Chicago, 1925, p. 365.

Sanborn fire insurance maps of Carmel 1930, 1930-62

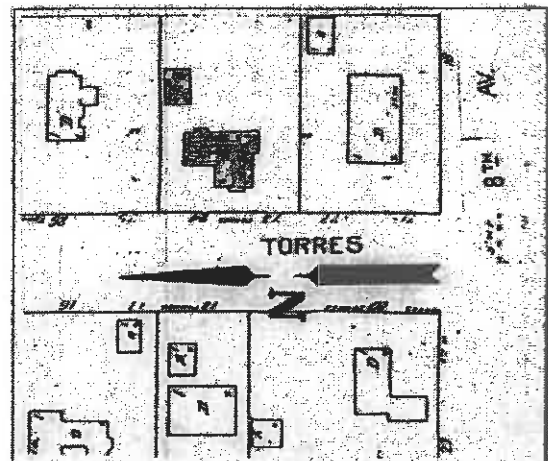
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 7/22/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**je of**

**Resource Name or #:** (Assigned by recorder)

Jacob F. Kreps Hse.

**Recorded by:**

Kent L. Seavey

**Date** 7/22/2002

☐ Continuation ☐ Update

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) Elizabeth H. Sullivan Hse.

**P1. Other Identifier:**

**P2. Location:** Not for Publication ☐ Unrestricted ☐ a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NW Cr. Santa Fe & 8th Ave. (Blk 87, Lot 23)

Parcel No. 010-082-006

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a staggered-butt wood shingle, w/ horizontal wood shiplap siding below the water table toward the west end of the building, where the foundation framing is taller because of the westward slope of the parcel. The low-pitched, side-gabled roof is wider toward the west, beyond the battered, exterior eave wall Carmel stone chimney found about midway along the facade (south). The roof is covered w/composition shingle, w/rolled eaves. Between the chimney and the wider roof, is the glazed, wooden entry door, covered w/ a cantilevered shed roof. The raised entry is reached by a side approach set of open, Carmel stone steps, w/a low rail of the same material. An addition was done in 1973 on the NE cr. of the residence. There is a set of open, side approach wooden stairs, w/simple rail and baluster, leading up from the south to a small wooden deck associated with the addition. Fenestration in the east facing gable apex, consisting of three vertical sheets of plate glass, separated by wide wood mullions, may have been added at that time. Fenestration is irregular, w/a combination of paired and banked multi-paned wood casement type windows. The house sits on a corner lot surrounded by mature oaks and pines, in a natural landscape setting w/some low shrubbery, contained by Carmel stone walkways.

**P4. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3044-.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

**P7. Owner and Address**

Douglas & Janice Foster  
P.O. Box 4423  
Carmel, CA 93921

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 10/11/2002

**P10. Survey Type:** (Describe)

Carmel Historic Resource Inventory - 2001

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

none

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Elizabeth H. Sullivan Hse.

B1. Historic Name: Elizabeth H. Sullivan Hse.

B2. Common Name: "Leetes Island West"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1927 (Cbp#1813); sun room added 1928 (Cbp#201A); storage rm. and deck added to rear (NW cr.) 1973 (Cbp# 73-4, 73-118)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: Wooden carport added at SW cr. of the parcel in 1964 (Cbp# 4182)

B9a. Architect: designer/Percy Parkes (1927-28)

b. Builder: Percy Parkes (1927-28)

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Elizabeth H. Sullivan Hse. is significant under California Register criterion 3, in the area of architecture as a good representative example of Craftsman design by noted Carmel designer-builder Earl Percy Parkes. The Craftsman style was an expression of the Craftsman movement, the American adaptation of the English Arts & Crafts movement which had crystalized around William Morris in the second half of the 19th century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows in horizontal bands. Both the aesthetic characteristics of the Craftsman style and its philosophic underpinnings, which linked it to progressive political, social and artistic movements in the early 20th century, made it popular w/Carmel's academic, literary & artistic residents. The building mode was appropriate to, and ideally suited to a village in the forest.

Earl Percy Parkes (1884-1955), was a native of Ohio who worked for the Rock Island Railroad Co. until he relocated to Los Angeles to study law at UCLA in 1911. He gave up his schooling to become a building contractor, working in the L.A. area, until moving to Carmel in 1919. He was one of the most active builders in the 1920s, doing both residential and commercial work, in a variety of period styles. Much of his residential work has been altered or replaced over time. The Sullivan Hse. has also been slightly altered, w/the addition of glazing in the east facing gable apex. The work, done in 1973, is sympathetic to the general character of the building, and is reversible. There are few remaining examples of Parkes residential design. The Sullivan Hse. is one of them. It reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City hall, Carmel  
Carmel Historic Context Statement 1997

Paul, Linda L. *Cottages by the Sea*, Universe Pub.: Ney York, 2000

Sanborn fire insurance maps of Carmel, 1930, 1930-62

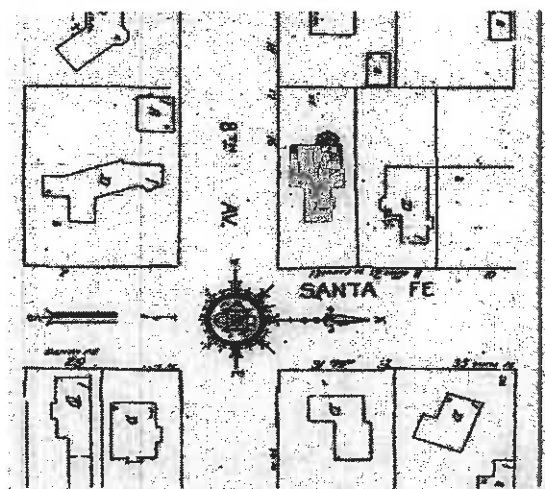
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 10/11/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Recorded by:** je of Resource Name or #: (Assigned by recorder)  
Kent L. Seavey

Elizabeth H. Sullivan Hse.

**Date** 10/11/2002

☐ Continuation ☐ Update

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code Looking west at east facing facade, 1/21/04,

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder)

The Unit House

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

9 South of Mtn. View, w/side of Torres (Blk 88, Lot S1/2 23, 25)

Parcel No. 010-084-009

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Minimal Traditional style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal shiplap wood siding. The low-pitched, intersecting gable roof system has slightly overhanging eaves, with closed soffits. The roof plane overhangs a partial-width open porch along the north side elevation. The roof overhang is supported on simple, square wood posts. The original entry was centered in the porch. There is one stucco-clad interior chimney, located toward the west, centered on the ridge line. There appears to be a flat skylight in the south facing roof plane of the north wing. The roof is covered in composition shingle. A slightly projecting multi-paned steel-framed focal window is found on the east facing gable end of the original Unit House, to the north. It is characterized by a copper hood with a scalloped fascia below. A similar flush window appears on the gable end of the 1959 addition, to the south. However, this feature has only the scalloped fascia above the focal window. Fenestration consists of single, paired and banked multi-paned steel casement type windows in varying sizes and shapes. The house is sited well back on a large lot which is well landscaped with flower beds and mature trees, traversed by several brick walkways. It is located in a wooded neighborhood of primarily one-story residential dwellings of varying age & size.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

(View toward ). Photo No: 5053-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1934 Carmel bldg. records

P7. Owner and Address

Mr. Lewis Ripsteen  
15 Calvert Court  
Piedmont, CA 94611

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource  
Inventory-ongoing

P11. Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments

NONE

Location Map  
Sketch Map

Continuation Sheet

Building, Structure, and Object Record  
Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge 2 of

NRHP Status Code

Resource Name or #:(Assigned by recorder) *The Unit House*

B1. Historic Name: *The Unit House*

B2. Common Name: *"R-House"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Minimal Traditional*

B6. Construction History:(Construction date, alterations, and date of alterations)

*Constructed 1934 (Carmel Pine Cone 2/2/34); moved to Torres Between 7th & 8th (Carmel Pine Cone 8/3/34); addition to the south 1959 (CBP#3395)*

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: *Aug., 1934* Original Location: *NW cr. Ocean & San Carlos*

B8. Related Features: *wood-framed one-car garage at NE cr. of property Aug, 1934*

B9a. Architect: *Designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Unit House is significant under California Register Criterion 3, in the area of architecture as an experiment in affordable cooperative house design, by noted Carmel master-builder and design innovator, Hugh W. Comstock.

Beginning in the 1920s affordable small house design was a principal goal in American architecture. Professional and popular journals from *Architectural Record* to *Life Magazine* held periodic competitions nationwide for such affordable housing well into the 1950s. From as early as 1908 houses could be purchased by mail from Sears-Roebuck and other outlets. As early as 1933 Wallace Neff was working on modular housing in Los Angeles, and Frank Lloyd Wright on his Usonian Houses in the Midwest. From the available literature it appears that Hugh Comstock was trying to accomplish at least two goals with his Unit House concept in Carmel. The first was to employ the most modern technology available to make the house comfortable and efficient. To this end he called upon the cooperative efforts of local and regional tradesmen and furnishing specialists to create a turn key residence that was complete throughout from curtains and tableware to lawn and garden for the prospective walk-in buyer. The newest Heatilator circulating type fireplace was a standard feature, special door latches that opened with the slightest pressure, and hardwood block flooring for durability and ease of maintenance. Comstock designed the structure of the house to allow additions without harming the existing architecture, by using standard materials from the various cooperative member firms. The Unit House was constructed on site employing the standards of the trade. However there was a special seam through the house that allowed it to be separated in half for moving from place to place as needed. The subject of this report was constructed on the site of the old Carmel horseshoe pits, at Ocean and San Carlos, in January of 1934 and opened for public inspection. It remained in that location until Aug. of 1934, when it was split in half, and moved to its present location on Torres Street.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Department, City Hall,  
Carmel  
Carmel Historic Context Statement 1997  
Carmel Pine Cone, 2/2/34, 2/9/34, 8/3/34, 3/11/49  
Sanborn insurance map of Carmel, 1930-62*

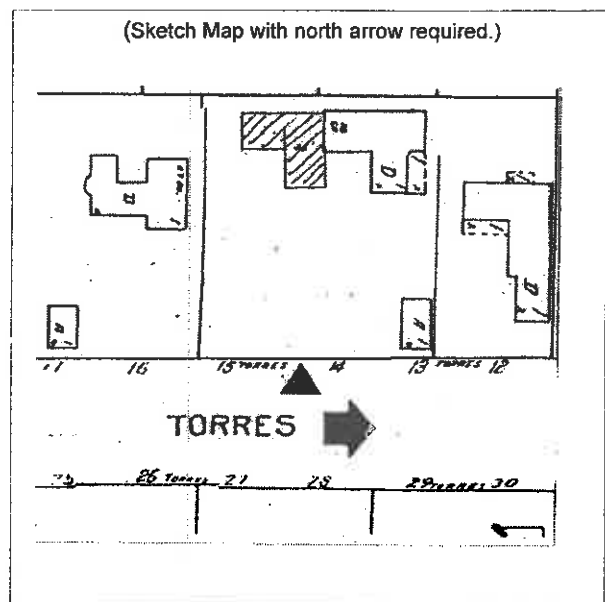
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of Resource Name or #: (Assigned by recorder) The Unit House  
Recorded by: Kent L. Seavey Date 9/7/2004 ☐ Continuation ☐ Update

B10. In June of 1959 Comstock Associates expanded the Unit House with an addition to the south, whose design was closely in keeping with the original, proving that Comstock's modular concept was still valid twenty-five years after the model home was first constructed. The Minimal Traditional form is a product of the Depression. It is a compromise style that reflects the Romantic Revival forms, especially Tudor and Colonial Revival, but without their decorative detailing. Eaves and roof rakes are close. The Unit House is suggestive of early New England cottage types, with its wide, shiplap board siding multi-paned windows and central interior chimney. The copper hood and scalloped fascia board of the focal bay window on the principal gable end also reflect the source. It was a highly popular domestic mode until the California Ranch House style superseded it in the 1940s. Comstock's choice of the Minimal Traditional look for his Unit House may have been based in part on its sales appeal to a generally middle-class clientele.

Hugh White Comstock (1893-1950), outside of M.J. Murphy is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924 as a showroom for his doll maker wife. The whimsical storybook cottage was so well received by Carmel's creative and independent residents that Comstock soon found himself in the construction business, creating thirty or more of his individual designs between 1924 and 1930. By then he was a fully established contractor with a bent for developing new materials and methods of construction. His development of the Post Adobe framing system about 1940, saw the construction of hundreds of residences using his style throughout the Monterey peninsula and Carmel Valley areas during the 1940s and 1950s.

Some of the cooperating tradespeople involved in the Unit House were Carmel's M.J. Murphy, who supplied the structural lumber, brick terraces and walks by James Chappell of Monterey, ornamental iron work from Carmel's Forge in the Forest, Refrigeration and ventilation equipment from Carl Rohr of Carmel, and landscaping by Joseph A. Burge, also from the village. Comstock did the mill and cabinet work, and the project was insured by his brother-in-law, George Seideneck. One of Carmel's most prominent and progressive real estate agents, Elizabeth McClung White acted as relator. Comstock, who owned the Torres Street property to which the house was moved, sold it to Ms. Elsie Ellis on January 12, 1935. It was owned by a Ms. Nina Craig at the time of the 1959 addition.

At this writing the subject property is the only known example of Comstock's Unit House remaining in Carmel. The house, with its appropriate and sympathetic 1959 addition, retains its integrity to a high degree, and continues to convey a strong sense of time and place, and of feeling and association. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 5054-, .

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 01 of 2 \*Resource name or # (Assigned by recorder) Block 89 Lot 18; APN 010-087-006

P1. Other identifier Carmel Ballet Academy

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2c, P2e, and P2b pr P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address Mission bet. Seventh and Eighth City Carmel-by-the-Sea Zip 93921

d. UTM (Give more than one for large or linear resources) Zone \_\_\_\_\_, mE/ mN

e. Other Locational Data; (e.g. parcel #, directions to resource, elevation, etc. as appropriate)  
Block 89 Lot 18; APN 010-087-006

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single-story dance studio structure is of adobe and post construction with an irregular plan in the post-WWII contemporary style, low intersecting gable roofs, and exposed eaves. The west facing gable end features large, fixed glazing. Secondary windows are both fixed and single sash. There are two entrances; one to the reception hall and the other to the studio space. The assemblage of forms and adobe retaining and garden walls create a hidden private effect similar to the earlier ranch style residences. The structure is sited above street grade with a stairway leading from the sidewalk to the interior patio area. The forms of the structure are incorporated into the grade with ground cover plantings and mature trees rim the property.

The structure is generally unaltered from the original design and retains it's original materials, features and massing. The property is an excellent example of contemporary architecture in Carmel and contributes to the overall character.

\*P3b. Resource Attributes: (List attributes and codes) HP15

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other...



P5b. Description of Photo (view, date, accession #)  
front view

\*P6. Date Constructed/Age and Source ☒ Historic ☐ Prehistoric  
☐ Both

1954, apartment addition 1963

\*P7. Owner and Address

\*P8. Recorded by  
(Name, affiliation, and address)

Sheila McElroy  
Circa: Historic Property Development  
One Sutter St., #910  
San Francisco, CA 94104

\*P9. Date Recorded  
August 21, 2002

\*P10 Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1954-58

\*Attachments:

☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

NRHP Status Code 7

Page 02 of 2

\*Resource name or # (Assigned by recorder) Block 89 Lot 18; APN 010-087-006

B1. Historic Name: Carmel Ballet Academy

B2. Common Name: Carmel Ballet Academy

B3. Original Use: Ballet academy

B4. Present Use Same

\*B5. Architectural Style post-WWII contemporary style based on the earlier International Style

\*B6 Construction History: (Construction date, alterations, and date of alterations)

1954 with 1963 apartment addition

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect Elston and Cranston

B9b. Builder

\*B10 Significance: Theme Carmel's artistic / cultural

Area: Carmel-by-the-Sea

Period of Significance: 1954-1967

Property Type: dance school

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The studio was designed by the distinguished Carmel architectural firm of Elston and Cranston (1948-1991) for Mr. and Mrs. Dudley Nix for the *Nix Dance Studio* in 1954. It was identified as the Carmel Ballet Academy on a 1958 Sanborn Map. The studio was constructed of adobe and post in a contemporary style, reminiscent of a ranch style residences designed by Cliff May of Los Angeles. The structure is generally unaltered from the original design and retains it's original materials, features and massing. The period of significance covers the period of time from construction as a dance studio to when it was used for Church in the Round in 1967. Significance: The property is eligible under California Register Criteria 3 as it retains distinctive characteristics of modern post-WWII construction and it's contribution to the over-all character of the village of Carmel, and is also eligible under California Register Criteria 1 for arts and culture in Carmel. The studio structure significantly contributes to Carmel's historical artistic and cultural development as discussed in the city's adopted historic context statement.

B11 Additional Resource Attributes: (List attributes and codes)

HP15-dance school and studio; HP44-adobe building

\*B12. References:

Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1945-1951; *Sunset Western Ranch House* by Sunset editorial staff and Cliff May, 1946; *Monterey Herald*, Thomas S. Elston obituary, 4/16/1992

B13 Remarks:

\*B14 Evaluator:

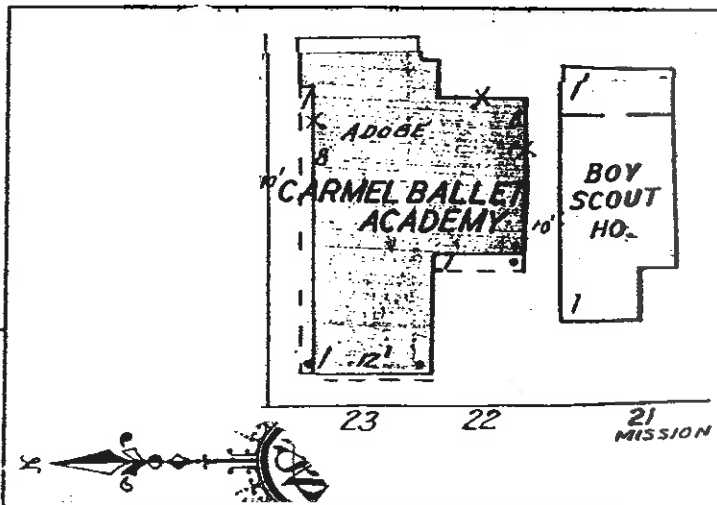
Sheila McElroy

Circa: Historic Property Development

One Sutter St., #910, San Francisco, CA 94104

Date of Evaluation August 21, 2002

(This space reserved for official comments)



Primary #  
HRI #  
Trinomial  
NRHP Status Code

**Other Listings**

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

Williams Building

**P1. Other Identifier:**

**P2. Location:**

Not for Publication

Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3SW of 7th on Dolores, Blk 92, Lot 5

Parcel No. 010-148-002

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This building is a two-story Spanish Colonial Revival style mixed-use structure that was constructed in 1931. The structure consists of two store fronts on the main level and residential on the second level. The store front on the north side of the building consists of a chalk rock archway that leads to an alcove entrance. The store front on the south side of the building consists of a recessed entry and display windows that include half-turned wood spindles that break up the glass. A stone veneer exists around the entry door and at the base of the display windows. The second story consists of five metal casement windows. The roof is clad with clay mission tiles and the exterior is clad with cement plaster siding. Changes to the building include replacement of the double wood framed doors with metal framed doors on the south storefront, a metal ventilation grate that replaced a row of wood framed windows above the primary display window, the replacement of an art tile veneer with a stone veneer on the south storefront, and a display window addition in the alcove entrance on the north storefront.*

**P3b. Resource Attributes:** (List attributes and codes)

HP6 - 1-3 story

**Resources Present**

Building

Structure

Object

Site

District

Element of District

Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)



**P6. Date Constructed/Age and Sources:**

Prehistoric Historic Both

Carmel Building Files

**P7. Owner and Address**

Kim Marie Archer Tr  
25 Mentone  
Carmel, CA 93923

**P8. Recorded by:** (Name, affiliation, and address)

City of Carmel-by-the-Sea, CA

**P9. Date Recorded:** 7/31/2009

**P10. Survey Type:** (Describe)

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

**Attachments**

NONE

Location Map  
Sketch Map

Continuation Sheet

Building, Structure, and Object Record  
Archaeological Record

District Record

Linear Feature Record  
Milling Station Record

Rock Art Record

Artifact Record  
Photograph Record

Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of 2

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Williams Building*

B1. Historic Name: *Williams Building*

B2. Common Name:

B3. Original Use: *Mixed use*

B4. Present Use: *Mixed use*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1931 (Permit #2456), Store front remodel 1963 (Permit #3904), Reroof 2002 (Permit #02-214)*

B7. Moved? No Yes Unknown Date

Original Location:

B8. Related Features:

B9a. Architect: *A.W. Story*

b. Builder: *Wesley W. Hastings*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1888-1965* Property Type: *Mixed Use*

Applicable Criteria: 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*This building qualifies as an historic resource under California Register Criterion #3 as an excellent example of the Spanish Colonial Revival architectural style in the City of Carmel-by-the-Sea. The architectural revivals of the 1920's and 1930's left a lasting imprint on the character of the commercial district and the Spanish Colonial was the most popular of the revival styles during this period. The building's plaster siding, low-pitched Mission tile roof, metal casement windows, arched entry way and decorative tiles are all representative of this style of architecture. Noted architects and builders such as M.J. Murphy, Guy Koepp, Percy Parkes and C.J. Ryland were also building Spanish Colonial Revival style commercial buildings during this time.*

*A.W. Story was a recognized regional architect. His work includes the 1932 Veterans Memorial Building in the City of Watsonville and numerous commercial buildings in Santa Cruz County, many of which were constructed in the Spanish Colonial style. This building is an excellent example of his work and of commercial storefront architecture of the period. The building clearly relates to, and is consistent with, the Architectural Development Theme of the City's Historic Context Statement. The Carmel Historic Resources Board determined that this building should be placed on the City's Inventory of Historic Resources on 20 July 2009.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Upstairs Residential*

B12. References:

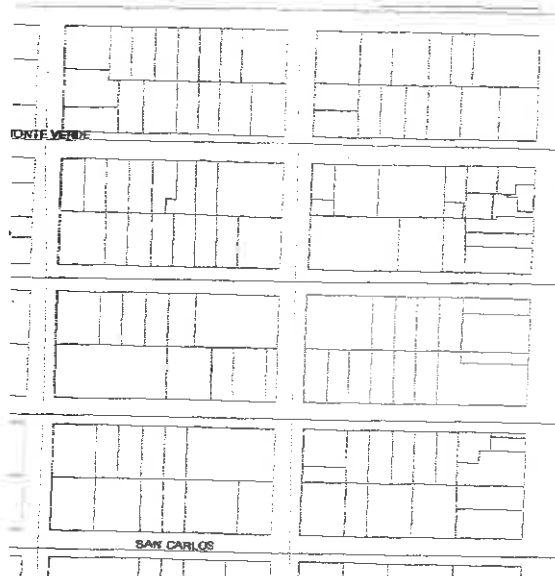
- 1. Carmel Building Records.*
- 2. Historic Evaluation by Kathryn Gualtieri and Susan Lehmann dated 10 July 2009.*

B13. Remarks:

B14. Evaluator: *City of Carmel-by-the-Sea*

Date of Evaluation: *7/31/2009*

(This space reserved for official comments.)



Primary #

HRI #

Trinomial

NRHP Status Code

5S1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

DDH-by-the-Sea

P1. Other Identifier: DDH-by-the-Sea

P2. Location: Not for Publication Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel-by-the-Sea Zip

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 NW of 9th, w/side Lincoln (Blk 94 Lot 13)

Parcel No. 010-193-005

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed English Arts & Crafts style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is textured cement stucco. There is a one-story, front-facing (east) wing on the NE corner of the building. At the rear, there is a full height room below the ground floor grade, as the parcel slopes steeply to the west. A small one-story addition appears at the SW corner of this elevation, constructed in 2003. It is similar in design and materials to the main building block. The steep-pitched, hipped-roofs are slightly flared at the eaves, and covered in wood shingle. The slightly overhanging eaves have closed soffits. Just below the roof-wall junction there is a narrow plaster belt course, in the form of three speed lines, that wraps around the building envelope, meeting in the side walls of a large, square projecting bay at the upper floor level on the rear elevation. A tall, Carmel stone exterior eave-wall chimney is found about half-way along the south side elevation. Fenestration is irregular, with a combination of large and small multi-paned wood, and steel casement windows. Along the front (east) elevation, large multi-paned steel casement type windows wrap around the SE corners of the main building block and wing. The rear (west) elevation is characterized by the symmetrical placement of two wood casement windows flanking a five panel wood door at the basement level, while the ground and upper floors have large asymmetrically placed steel casement type.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3051-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1935 Carmel bldg. records

P7. Owner and Address

David & Debbie Hutchings  
344 Landeros Dr.  
Santa Clara, CA 95051

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/30/2007

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory -2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None

Attachments

NONE

Location Map  
Sketch Map

Continuation Sheet

Building, Structure, and Object Record  
Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *DDH-by-the-Sea*

B1. Historic Name: *DDH-by-the-Sea*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *English Arts & Crafts*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1935 (Cbp #22); Rehabilitation w/addition, 2003 (CBP#02-167)*

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *Garage at SE corner of parcel, 1935*

B9a. Architect: *C. J. Ryland*

b. Builder: *Miles Bain*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The DDH-by-the-Sea Hse. is significant under California Register criterion 3, in the area of architecture as an excellent example of the English Arts and Crafts style of architecture, articulated in a sophisticated individualistic design by noted California architect C. J. Ryland.*

*C.J. Ryland was born in San Jose, receiving his first architectural training at the Western Normal California School of Arts and Crafts. After service in WWI he stayed in Europe, continuing his architectural and engineering studies. From 1919 to 1931 he was a principal in the partnership of Swartz & Ryland, in Fresno, California then in Monterey County, where the team designed the 1930 Art Moderne Salinas National Bank. That same year Ryland designed the Spanish Eclectic Work Block, in Pacific Grove. In 1931 Ryland designed the Sunset School auditorium, in Carmel. In 1936 he designed Monterey's Few Memorial Hall and Civic Center, as he did the Civic Center for Santa Cruz in 1938.*

*His plan for the DDH-by-the-Sea Hse. drew directly from his knowledge of the work of England's pioneer of modern design Charles F.A. Voysey. Rooted in the Arts and Crafts vernacular of medieval English cottage architecture. Voysey's well proportioned arrangement of abstract spaces, clean surfaces and natural materials was a precursor to twentieth century modernism, and a natural fit into the highly creative and individualistic building aesthetic of Carmel. Two of Voysey's buildings from the 1890s appear to be the specific sources for Ryland's design, the W.E.F. Britten Studio in West Kensington (1891), and the E.J. Horniman hse. in Frensham (1894).*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement, 1997*

*Gebhard, David, Charles F.A. Voysey Architect, Hennessey &  
Ingalls, Inc. Los Angeles, 1975.*

*Polk business directory for Carmel, 1939, 1941*

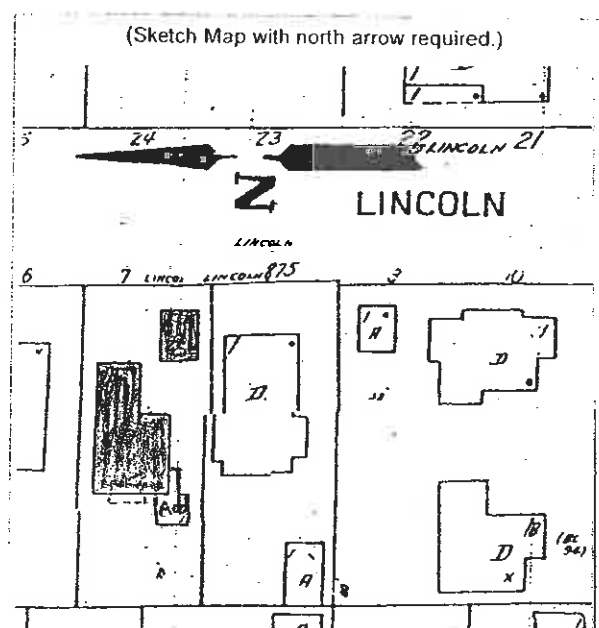
*Sanborn fire insurance map of Carmel, 1930-1962*

B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/30/2007*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of Resource Name or #: (Assigned by recorder) DDH-by-the-Sea  
Recorded by: Kent L. Seavey Date 1/30/2007 Continuation Update

P3. The central window on the ground floor was replaced by wooden French doors leading to a simple wood balcony added in the 2003 rehab. The north side elevation has a series of tall, three light steel casement type windows spread along the length of the main building block. A new slightly larger window of similar design was added east of the originals in the 2003 rehab. The principal entry is slightly recessed into the south side of the one-story north wing, where it joins the main building block. It features a wooden Dutch door, with a glazed diamond paneled window above, and cross-braced wood panel below. There is a tall, narrow diamond paneled side-light immediately west of the door. There is a raised, Carmel stone patio in front of the main entry.

A detached one car garage, of the same date, design and materials as the residence, sits at the edge of Lincoln in the SE corner of the parcel. Its double wood plank doors decorated with two small square spoke windows. This feature is to be read as an integral part of the building ensemble.

The residence sits back from Lincoln behind large pine and oak trees, and a grape stake fence covered in ivy, in an informal landscape setting of low ground cover and mature trees.

As noted, in 2003 a small, one-story addition was constructed on the SW corner of the original 1935 residence as part of an historic rehabilitation project. A wooden deck was added to the rear of the house and minor window and door changes were made on the north and south side-elevations. All work was conducted in conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, and approved by the City of Carmel-by-the-Sea. A further Standards conformance review was conducted by Preservation Architect Sheila McElroy in September, 2005 as part of a Mills Act Maintenance Plan. A copy of that plan is appended.

B10. The form, massing and materials of both buildings are clearly reflected in the residence. The employment of asymmetrical multi-paned fenestration is seen in the Britten Studio, while the inspiration for the large, projecting upper story bay of the rear (west) elevation, with its views to the south and west, appear to come from a similar feature on the Homiman Hse. Ryland's interest in modernism is reflected in his use of horizontally attenuated muntins in the industrial steel casement windows of the house, and the employment of a belt course, just below the roof-wall junction, in the form of narrow speed lines. The whole asymmetrical composition is pulled together by his careful placement of the garage, forward of the main building block, in the SE corner of the parcel.

A small one-story addition at the SW corner of the residence, and new wooden deck along the rear (west) elevation, with some minor window and door changes on secondary elevations were executed in 2003 in conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. The main building block continues to retain a high degree of physical integrity.

The residence is an excellent example of the residential design of a significant California architect, C. J. Ryland, whose work is well known

Carmel. It was executed in an individualistic manner, derived from the English Arts and Crafts aesthetic, long associated with local building traditions. It's significance for listing is consistent with the 1997 Carmel Historic Context Statement, under the theme of Architectural Development in the village.

B12. Seavey, Kent, Monterey County Architects & Builders, unpublished manuscript.

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Enoch A. Lewis Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 9th, E/side Monte Verde (Blk 94, Lot 18)

Parcel No. 010-193-010

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular hipped cottage, w/a full lower story, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a narrow horizontal clapboard wood siding. The steep-pitched hipped roof has overhanging eaves w/a closed soffit. It is covered in a composition shingle. A new, exterior brick chimney, located along the rear (east) elevation, was added in a 1978 remodeling that saw some repair and in kind replacement, as well as the addition of an angled bay about midway along the south side-elevation, and a slight extension of the building envelope to the rear. A remodeling in 1994 saw the addition of an inappropriate anodized sliding glass door at the SW cr. on the lower floor. The residence has a raised cutaway porch entry at the SW cr., reached by a straight run of open wood steps w/an open rail and balusters. Fenestration is irregular, w/a combination of Colonial revival style 1/1 double hung wood sash and 1/1 double-hung wood sash along the side and rear elevations. The property is sited high above the street on ground rising to the east, in an informal landscape setting of mature pine trees and low ground cover.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 3053-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Ca 1905, Mo. Co. title records

P7. Owner and Address

Lawrence & Chloe Rubenstein  
1641 Arboles Dr.  
Glendale, CA 91207

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 12/19/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory -2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Enoch A. Lewis Hse.*

B1. Historic Name: *Enoch A. Lewis Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (hipped cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed ca. 1906; Lower floor remodeled for occupancy 1978 (Cbp# 78-230); remodeled 1994 (Cbp# 94-18)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Enoch A. Lewis Hse. is significant under California Register criterion 3, in the area of architecture as one of the few homes from the early 20th century conveying a strong sense of time and place, and of feeling and association with early Carmel.*

*The property has been remodeled at least twice since its construction in 1906. A 1978 remodel by Pacific Grove architect Ted Larson was sympathetic to the historic character of the building, repairing damaged material and matching the historic fabric of the residence in a small bay addition on the south side-elevation and in a slight extension of the building to the rear (east). In a less sympathetic remodel in 1994, an anodized sliding glass door was added to the ground floor at the SW cr. of the bldg. This feature is somewhat visible from the street. This is work that can be reversed. The real significance of this early vernacular residence is in its siting near the NE cr. of 9th & Monte Verde, where there is a vacant lot between the early house and the corner, retaining the same view from that intersection that has been in place since about 1906. This significant setting reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development. In spite of the minor distraction of the sliding door, the property continues to evoke a particularly strong sense of time and place, and feeling and association for early Carmel.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Monterey County Book of Deeds, Vol. 82, p. 46  
Sanborn fire insurance maps of Carmel 1910, 1924, 1930,  
1930-62*

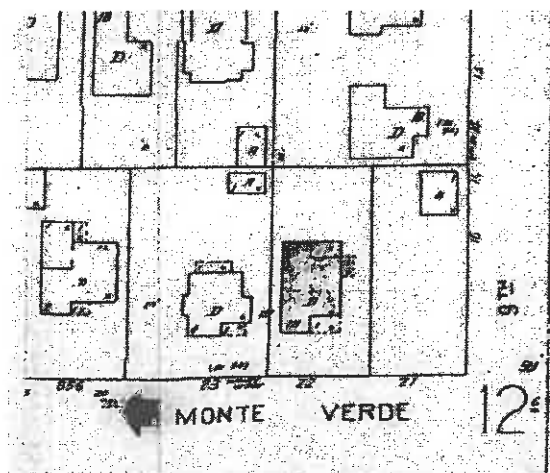
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *12/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Recorded by:** Kent L. Seavey  
**Resource Name or #:** (Assigned by recorder)

Enoch A. Lewis Hse.

**Date** 12/19/2002

☐ Continuation ☐ Update

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *American Legion Post 512*

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*E/side Dolores, 2 SE of 8th (Blk. 96, Lots 6,8)*

Parcel No. *010-144-014*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one story wood-framed Spanish Eclectic style social hall, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The roof system consists of a low-pitched parapeted end-gable roof on the original 1926 meeting hall to the south, connected by a series of lower gabled roof systems, added over time toward the north. All roof surfaces are covered in composition shingle. The original social hall is characterized by its west facing facade with a series of three tall, narrow arched multi-paned wood windows on the north side of the facade, and a wider, single arched entry, with planked wood door on the south, reached by a side approach Carmel stone ramp. The windows and door are slightly recessed behind stuccoed piers with flat caps at each corner of the building block. A somewhat lower pool & game room, of similar but simpler design was added on the rear of the north side elevation in 1936, changing the building footprint to an ell. In 1943 a further addition and remodel saw the building take its current "U" shape. There are two stuccoed chimneys. The first, from 1926, is found about half-way along the north side elevation of the original social hall. It has been enclosed by the 1943 addition. The second, an exterior end wall type, is on the north end of the 1936 addition. Fenestration is irregular, and consists of single, paired and ribboned multi-paned wood sliding windows, and a few anodized metal sliders. T*

4b. Resource Attributes: (List attributes and codes)

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3054-.*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1926 Carmel bldg records*

P7. Owner and Address

*Carmel Post No. 512 American Legion  
P.O. Box 512  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *1/28/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*none*

Attachments

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

# BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) American Legion Post 512

B1. Historic Name: Manzanita Club

B2. Common Name: American Legion Hall

B3. Original Use: meeting/social hall

B4. Present Use: meeting/social hall

B5. Architectural Style: Spanish Eclectic

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp #1135); pool & cardroom addition 1931 (Cbp #2415); remodel clubroom 1936 (Cbp #125); addition for USO use 1943 (Cbp #1017); porch altered to room 1947 (Cbp #1493); remodel kitchen & restrooms 1950 (Cbp #2020); interior remodel 1956 (Cbp #2929); lighting for exterior flagpole approved 1962 (Cbp #4160)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: Guy O Koepp

b. Builder: M.J. Murphy

B10. Significance: Theme: Govt., Civic & Social Institutions

Area: Carmel-by-the-Sea

Period of Significance: 1926-1951

Property Type: meeting/social hall

Applicable Criteria: CR 1

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The American Legion Hall (Manzanita Club) is significant under California Register criterion 1, in the area of history as the meeting place and social hall for the first organized mens club in Carmel, the historic home of American Legion Post 512, and the location of Carmel's USO during WWII. Candy store owner and Carmel bath house manager Thomas Burnight formed the Manzanita Club in 1905, taking the name from Las Manzanitas land grant of Honre Escolle, on which Carmel was located. Members included business men, mechanics, professional men, artists & others. Charter members included Burnight, Dr. Beck, Tom Reardon, Louis Slevin, Philip Wilson, Sr., M. J. Murphy Frank Devendorf, and Ben Turner. The informal group organized in 1916, with Fred Leidig, Walter Basham, M.J. Murphy and George Schwening as officers. They occupied Escolle's old horse barn on the SW corner of Mission & Ocean, calling it Manzanita Hall. That year the club brought silent films to the village, and the barn became Carmel's first movie theater. The Manzanita Club was responsible for many plays, masquerade balls, outdoor athletic events and a summer camp. They incorporated in 1925, and in 1926 constructed a new club house on the east side of Dolores between 8th & 9th. Guy O. Koepp was the architect for the new facility with M.J. Murphy its builder. As originally constructed it contained a large clubroom, dressing rooms, and a modern kitchen. For many years the Manzanita Club was a center for social activity in the village. In June of 1931 architect Koepp and Builder Murphy were called upon to add a large wing to the north side of the hall for a pool and card room. In June of 1934 the Manzanita Club hosted the first meeting of the American Legion Club of Carmel. The American Legion had been established in Paris at the end of WWI as an organization for honorably discharged wartime veterans of the American armed services, to provide a nationally unified voice for veterans rights and rehabilitation assistance. One of its major accomplishments was the enactment of the G.I. Bill of Rights. The Post was responsible for the creation of both the WWII and Vietnam War memorials in Devendorf Park.

B11. Additional Resource Attributes: (List attributes and codes) HP13 - Community

B12. References:

American Legion Post 512, records. on file with Post 512.  
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel.  
Carmel Historic Context Statement 1997.  
Carmel Pine Cone, 6/15/34  
Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980.

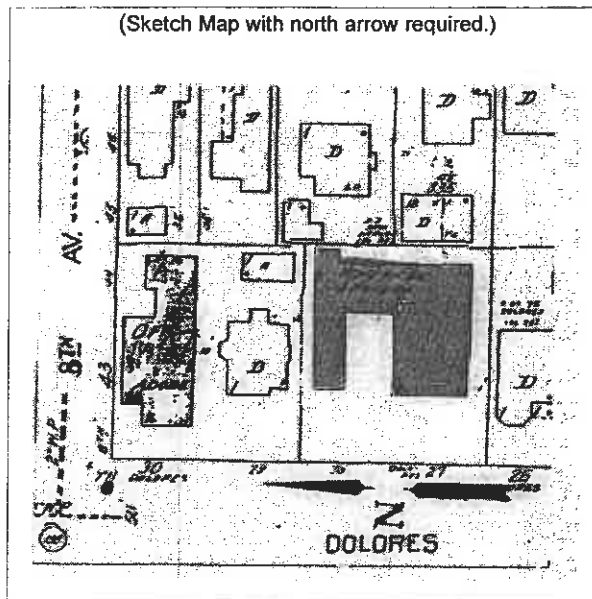
B13. Remarks: Zoning R-1  
CHCS (GCSI)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 1/28/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

American Legion Post 512

Date 1/28/2002

☒ Continuation ☐ Update

P3. The building sits well back from Dolores St. behind a low adobe retaining wall in a natural landscape setting of scattered oaks and pines, with a few low flowering plants. A serpentine brick patio fills the inside of the "U", wrapping slightly around the north wing. There is a wooden flagpole just behind the adobe retaining wall, centered on the social hall with a low wood sign in front identifying the property as American Legion Post No. 512.

B10. In April of 1935 American Legion Post 512 acquired the club house from the Manzanita Club, and have occupied the facility to the present.

By 1942 the United Service Organization (USO) was afforded use of the Manzanita Club house for the duration of WWII, operating it as a social and recreational facility for the many service men and women stationed on and around the Monterey peninsula. The USO was founded in 1941 to serve the social, welfare, spiritual, recreational, and community involvement needs of U.S. service personnel and their dependants. The voluntary civilian agency provided programs and services to enhance the quality of life and improve morale. Carmel's USO was a focal point for recreation for the enlisted men of the military posts in the area. On May 22, 1943 the Carmel USO opened its Barn Door Canteen, a highly successful regularly scheduled Saturday night entertainment. The evening began at Devendorf Park where a parade, with local dignitaries in Western dress, led about 500 servicemen down Ocean to Dolores, then on to the clubhouse. Notable Carmelite Noel Sullivan supplied a variety of farm animals and equipment to decorate the hall, where the soldiers and sailors were entertained with musical presentations from opera arias to boogie woogie, and other acts over the evening. In June of 43' the USO added an "Angel's Roost" to the festivities, where a limited number (7) of local civilians could attend the Barndoor Canteen entertainments for an admission fee of two dozen doughnuts. By early September of that year a further addition had been made to the club house by builder M.J. Murphy, from a design by local architect Robert Jones. In October of 43' "Look Magazine" did a photo shoot of the Carmel Barndoor Canteen. At the height of its popularity the Saturday entertainments drew as many as 800 guests. The USO continued its operations until deactivated in May of 1946, at which time the Manzanita Clubhouse came back under the control of the American Legion.

Since its construction in 1926, the Manzanita Club has been a significant and active part of Carmel's community life. First as the clubhouse for the village's oldest organized mens group, the Manzanita Club, then in 1935 it became the home of Carmel veteran's American Legion Post. During WWII the club house, as Carmel's USO was the core of the social and recreational life for active duty service men and women enroute to, or returning from duty in the combat zones. It continues today as the headquarters and social center for American Legion Post 512. Each organization that has used the facility has contributed significantly to the community in their own way during times of war and peace. The various exterior changes the building has experienced over time exhibit the response of its organizational occupants to the needs of the times. Two additions to the structure, in 1926 and 1943, are in themselves part of its historic identity. American Legion Post 512 clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of government, civic & social institutions.

B12. Nixon files, Carmel Library  
Sanborn insurance maps, Carmel, 1930-1962

**OFFICE OF HISTORIC PRESERVATION**  
**DEPARTMENT OF PARKS AND RECREATION**  
P.O. BOX 942896  
SACRAMENTO 94296-0001  
(916) 653-8624  
FAX: (916) 653-9824



JANUARY 20, 1998

RECEIVED  
JAN 30 1998  
CITY OF  
CARMEL-BY-SEA

MAYOR, CITY OF CARMEL-BY-THE-SEA  
ATTN: CITY ADMINISTRATOR  
CITY HALL  
MONTE VERDE STREET  
CARMEL, CA 93921

RE **SUNSET CENTER**  
SAN CARLOS STREET, BETWEEN 8th AND 10th STS.  
CARMEL BY THE SEA, MONTEREY COUNTY  
CALIFORNIA

The property listed above was placed on the National Register January 9, 1998. On that date the property was also placed on the California Register of Historical Resources pursuant to Section 5024.1 of the Public Resources Code.

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse effects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have questions or require further information, please contact the National Register Unit at (916) 653-6624.

Sincerely,

Cheryl Widell  
State Historic Preservation Officer

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) Dr. & Mrs. Chester Magee

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 S of 8th on w/side Torres, Carmel-by-the-Sea 93921  
(Block 99 Lot 5)

Parcel No. 10-083-2

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood frame flat roofed irregular L planned house with an east/west axis on a 40' x 100' lot. The east elevation features a projecting 8-foot high kitchen wing to the south and an adjacent carport enpounded by a trellis support extending to the north that frames the front entrance to the living room. The 9-foot high living room has a fireplace running along the north wall and three 7' x 3' fixed pane glass windows with flanking french doors leading to an open patio on the south wall. The 8-foot high bedroom wing extends at right angles to the west wall of the living room, and the south bedroom has access to the patio through a sliding glass door. The exterior is clad in 1" x 12" shiplap redwood siding. The roof is tar and gravel, and the whole house sits on concrete footings and oak sills. The driveway into the carport is asphalt on 3" crushed rock.

P3b. Resource Attributes: (List attributes and codes) HP-2 Single Family Residence

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking west at east facing facade. 3/21/01,  
#8538-15

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1948 - Carmel Building Files

P7. Owner and Address

Richard Walker  
P.O. Box 1794 (624-3296)  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922

P9. Date Recorded: 10/29/2001

P10. Survey Type: (Describe)

HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Dr. & Mrs. Chester Magee

B1. Historic Name: Mr. & Mrs. Chester Magee

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: American International - Bay Area Tradition

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1531 (Feb. 1948) Build one-story house with carport (\$10,000) (1-26-48)

Architect: William Cranston Builder: Owner Original Plans - Permit in file

(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: 1948

Original Location:

B8. Related Features:

B9a. Architect: William Cranston

b. Builder: Owner (Magee)

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: Post WWII Property Type: SFR

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies under Criteria No. 3 as the earliest known example of a house designed by notable Carmel architect William Cranston before his partnership with Thomas Elston in 1948. The house is a typical mixture of the American International Style and the Bay Area Tradition as defined by Lewis Mumford in 1949 in the Catalogue of An Exhibition of the Bay Area in San Francisco. The Bay Area Tradition features open plans, integration with gardens and a synthesis of exterior and interior spaces by utilizing modern materials such as plywood, sliding glass doors and pre-fabricated building techniques.

William Cranston received his architectural degree from Princeton University in 1943. He worked in Carmel in the late 40's and eventually formed a partnership with Thomas Elston in 1948. The firm of Elston and Cranston won many awards in Modern School and Commercial Architectural Design. The Magee house is intact as constructed with a slight modification to the original carport.

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 (Single Family Residence)

B12. References:

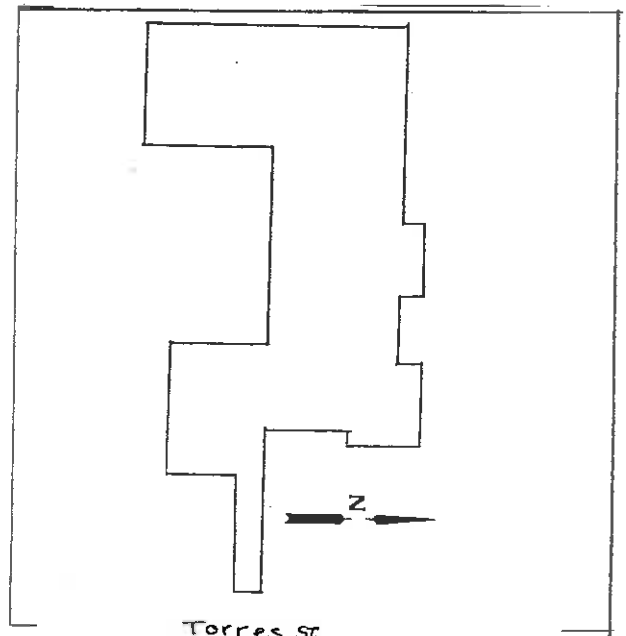
1. "Modern Style in Carmel Brought Cries," by Dorothy Stephenson, Monterey Peninsula Herald, Sept. 19, 1950
2. "William Wilson Wurster: Architect," The Beacon by Greg Hise, Catalogue: SF MOMA 1996, pgs. 142-143.

B13. Remarks: Zoning: R-1

B14. Evaluator: Richard N. Janick

Date of Evaluation: 10/29/2001

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page** 3 **of** 3      **Resource Name or #:** (Assigned by recorder)  
**Recorded by:** Richard N. Janick

**Dr. & Mrs. Chester Magee**

**Date** 10/29/2001

☒ **Continuation**   ☐ **Update**

**B6. Construction History:** (Continued from page 2)

2. Permit #3723 (October 3, 1961) - Expand carport with trellis addition to North - supporting overhanging carport roof. (\$2,000) Contractor: Clarence St. Clair
3. Permit #3759 (February 21, 1966) - Replace gasline
4. Permit #98-80 (June 2, 1998) - New Roof (\$4,898) Contractor: Williams Roofing (Tar & Gravel)



Primary #  
HRI #  
Trinomial  
NRHP Status Code

551

Other Listings  
Review Code

Reviewer

Resource Name or #: (Assigned by recorder)

L. D. Whiffen Hse.

Date

age of

P1. Other Identifier:

P2. Location:

Not for Publication

Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NE Cr. Junipero & 9th Ave., (Blk 99, Lots 18, 20)

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Parcel No. 010-083-009

A one-and-one-half story, wood-framed rustic vernacular residence, irregular in plan, resting on a post and beam foundation. The exterior wall cladding is vertical board-and-batten. The medium-pitch cross-gabled roof overhangs the eaves, and has a simple fascia. There is a Carmel stone exterior eave wall chimney, found toward the NW cr. of the north side-elevation. The roof is covered in a composition shingle. The west facing facade is characterized by a slightly projecting bay on the SW cr. of the building, supporting a partial-width extension of the western roof plane, that overhangs the principal entry as a door-hood, centered on this elevation. The entry door is slightly raised on a Carmel stone stoop that is reached by a low set of open steps of the same material. The door itself is wood planked w/a wrought iron knocker. A large, fixed multi-paned wood focal window is located just north of the entry. There is a smaller, multi-paned wood sliding window to the south of the door on the west elevation of the projecting bay. In plan there appears to be another slightly projecting bay midway along the north side-elevation. This could not be observed. Fenestration is otherwise irregular, w/a combination of single and paired & banked multi-paned wood slider and casement type windows. There is a small ell shaped guest hse. to the NE of the main hse. of similar design and materials, constructed in 1927. A board-and-batten one-car garage is found in the SE cr. of the parcel, facing 9th Ave.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present

Building

Structure

Object

Site

District

5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3055, .

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☐ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

Walter & Katherine Ward  
148 Euclid Ave.  
Los Gatos, CA 95030

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 10/28/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")  
None

Attachments

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Rock Art Record

Artifact Record

Photograph Record

Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) L. D. Whiffen Hse.

B1. Historic Name: L. D. Whiffen Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Rustic Vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp# 1743) interior alteration 1965 (Cbp# 4318) interior work n/d (Cbp# 4033)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: detached wood-frame guest hse. to NE 1927 (Cbp# 1955); wood-frame one-car garage added to SE cr of parcel 1931 (?) (Cbp# 2600)

B9a. Architect:

b. Builder: A.R. Kinsman (Monterey)

B10. Significance: Theme: Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The L. D. Whiffen Hse. is significant under California Register criterion 3, in the area of architecture & planning as an example of vernacular residential housing in Carmel whose unaltered exterior and immediate landscape setting appear to be little changed from its 1926 period of construction. Visually the property seems locked in time, affording the contemporary viewer a window to the past in terms of Carmel's residential character during the 1920s.

The Monterey contractor, A.R. Kinsman, who built this interesting vernacular residence is not listed in contemporary local business directories, nor is the original owner, L.D. Whiffen. The property tends to incorporate many of the traditional building features typically found in Carmel residences a decade earlier than its 1926 date of construction, particularly its unpainted board-and-batten exterior finish, and the use of Carmel stone for its chimney and approach walkways. Its use of multi-paned wood casement and wood sliding windows is not unusual, including a large focal window to capture the ocean view from the west. What is unusual for such a house is its obvious avoidance of the generally accepted Arts & Crafts aesthetic detailing associated with such a design. The only concession to the more popular style being the planked wood entry door and its fittings. This vernacular character of the house is much closer to the farm architecture of the Central Valley than to Charles Keeler's "Simple Home" from the Berkeley Hills. However, the residence is well suited to its village setting. A dirt trail leads up from Junipero and crosses the front (west) of the parcel, leading to 9th Ave. through wild grasses and natural ground cover. Even off the end of 9th Ave. its strong sense of time and place evokes a the feeling and association of a much earlier time in Carmel. The garage is a contributor to the overall ambiance of the place. Such settings are rare, and few remain in modern Carmel. Their protection clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Sanborn fire insurance maps of Carmel, 1930, 1930-62

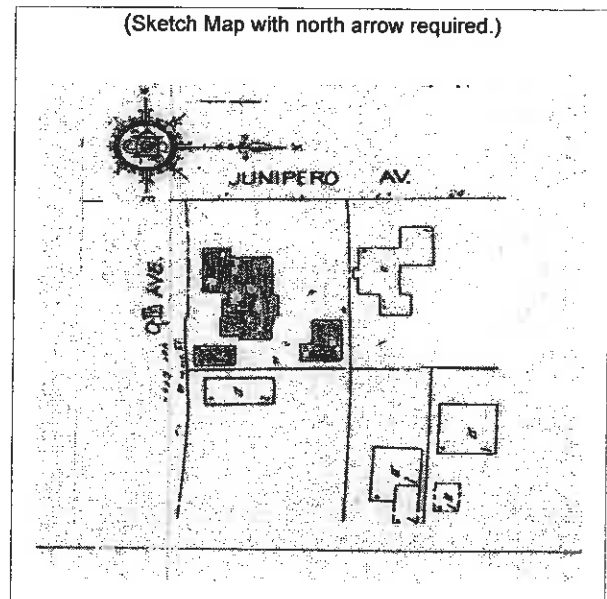
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 10/28/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

ge of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

L. D. Whiffen Hse.

Date 10/28/2002

☒ Continuation ☐ Update

*P3. The residence is set on a bluff, high above Junipero, and is accessed off 9th. There is a simple ivy covered grape-stake fence between the house and garage along 9th. The property possesses a quality of rural simplicity in its natural landscape setting, framed w/pine trees, and evokes a particularly strong sense of time and place and of feeling and association w/its historic setting.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3056-

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Looking East at the West side-elev.,

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder)

Mr. & Mrs. R. A. Coote Cottage

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SE of 8th, E/side Santa Fe (Blk 101, Lot 7)

Parcel No. 010-055-002

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed vernacular residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a vertical board-and-batten with wide, horizontal shiplap wood siding below the water table. The low-pitched hipped roof has wide, overhanging eaves with a closed soffit. There is one brick chimney present. It is an exterior eave wall type and is centered on the west side-elevation. It is decorated with an abstract ceramic cartouche, that may or may not be original to the feature. The roof is covered in composition shingle. The 1954 bedroom addition on the east side-elevation is gabled. Fenestration is irregular, with a combination of single and paired multi-paned industrial steel casement windows, and a large, fixed multi-paned window in a square bay projecting off the center of the south (rear) elevation. The windows flanking the central chimney on the west side-elevation have flat wood paneled shutters. Multi-paned steel framed French doors appear on the north (front) and south (rear) elevations. The principal entry, a wood paneled door with multi-paned lights above, is centered on the north elevation and has a Carmel stone stoop. The house sits back from the street behind a grape stake picket fence in an informal landscape setting of mature trees and natural ground cover. It is sited in a wooded neighborhood with one and two story residential dwellings of varying styles and age.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐ Building

☐ Structure

☐ Object

☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 5012-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1940 Carmel bldg. records

P7. Owner and Address

Pamela C. Crabtree

P.O. Box 3485

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource  
Inventory-ongoing

P11. Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Mr. & Mrs. R. A. Coote Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (hipped roof cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1940 (CBP#567); bedroom addition to rear 1954 (CBP#2688)*

B7. Moved? : No : Yes : Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Designer/Hugh Comstock*

b. Builder: *Hugh Comstock (1940); Warren Crabtree (1954)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Coote Cottage is significant under California Register criteria 3, in the area of architecture as an example of the lesser work of noted Carmel master-builder Hugh Comstock, and as a late example of vernacular residential building design in Carmel. Many of the earliest homes built in Carmel by-the-Sea were one-story cottages typical of turn of the 20th century housing elsewhere in the country. A hipped roof and box-like proportions were hallmarks of the genre. They were sided with medium width clapboard, wood shingles, or vertical redwood board-and-batten. Typical features included bay windows with fixed sash. Details on these cottages related them to the Victorian era Queen Anne or Colonial Revival styles or to the Craftsman building tradition. These forms reflected a taste for simplicity that transcended the divisions of time and architectural fashion. The Coote Cottage is a little altered expression of this continuing vernacular tradition in Carmel.*

*Hugh White Comstock (1893-1950), outside of M.J. Murphy is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll maker wife. The whimsical storybook cottage was so well received by Carmel's creative and independent residents that Comstock soon found himself in the construction business, creating thirty or so of his individual designs between 1924 and 1930. By then he was a fully established contractor with a bent for developing new materials and methods of construction. His later residences moved in the direction of the California Ranch House style, employing Post-Adobe building techniques that he developed in the late 1930s. The Coote Cottage is clearly an homage by Comstock to the traditional building forms found in Carmel, and as such is of great interest for comparison with its predecessors.*

*Maj. Ralph A. Coote, a titled Englishman, was an artist, and a patron of the Carmel Art Association who had a building compound next door (south) to the cottage, also designed by Comstock.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Sanborn fire insurance map of Carmel, 1930-1962*

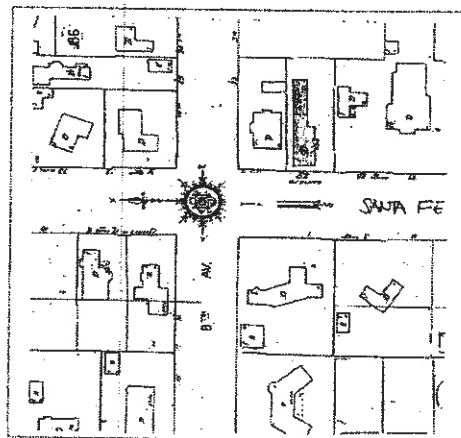
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #  
HRI #  
Trinomial

## CONTINUATION SHEET

Page 3 of  
Recorded by: Kent L. Seavey  
Resource Name or #: (Assigned by recorder) Mr. & Mrs. R. A. Coote Cottage  
Date 9/7/2004 ☐ Continuation ☐ Update

*P3. The 1954 bedroom addition on the east side-elevation of the Coote Cottage was designed and executed by then owner Warren Crabtree. Its use of a gable end rather than a hipped roof shape is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties for differentiating newer construction from the old, and should be viewed as a change that has acquired historic significance in its own right, as specified in the Secretary of the Interiors Standard #4.*

*B10. The Coote Cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Maj. Ralph A. Coote Hse.

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 & 4 SE of 8th, E/side Santa Fe (Blk 101 Lots 8, 9, 10)

Parcel No. 010-055-003, 13

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Tudor influenced residence, irregular in plan w/a basement garage, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco w/some decorative half-timbering. The steep-pitched hip-and-gable roof is covered w/wood shake. There is little roof overhang and closed soffits. An exterior eave wall stone chimney is found at toward west end of the south side-elevation. The west facing facade is characterized by a lower projecting bay on the south side w/ a raised, recessed entry to the left (north), reached by a straight run of open, Carmel stone steps. There is a bank of three diamond-paned leaded glass casement-type windows on the right (south) w/false half timbering below. The main building block is set back on the north side of the facade and covers the below grade garage. There is a railed balcony w/simple wood balusters above the planked wood garage door. It is reached by a pair of wooden French doors set in a narrow wall dormer. The south side-elevation, in the story-and-a-half main building block, features a bank of four French doors recessed below a balcony similar in design to that on the facade, w/a further pair of French doors, centered in the balcony. Fenestration is irregular w/a combination of single double-hung wood sash, single, paired and banked diamond-paned leaded glass, and multi-paned steel casement type windows.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3057-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1934-36 Carmel bldg. records

P7. Owner and Address

George Grasso  
425 Edgewood Rd.  
San Mateo, CA 94402

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 6/19/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Significant Bldg. Survey of Carmel 1979

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Maj. Ralph A. Coote Hse.*

B1. Historic Name: "Clonenagh"

B2. Common Name: "Los Arboles"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: English Arts & Crafts derived

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1934 (Cbp#2592); detached wood-framed studio added 1935 (Cbp#2647); reroof w/treated wood shake 1993 (Cbp#93-41)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *one car wood-framed garage, SW cr of lot 1927 (Cbp 1949); wood-framed studio, just n/of main bldg 1935 (Cbp#2647)*

B9a. Architect: *designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Ralph A. Coote Hse. is significant under California Register criteria 3, in the area of architecture as a basically unaltered example of a residential design derived from an existing Arts & Crafts prototype in England, interpreted in Carmel by master-builder Hugh Comstock. Col. Ralph A. Coote, the owner/designer of the complex was an artist member and patron of the Carmel Art Association, and a titled Englishman, who wished to replicate, on a small scale, his family manor house in Great Britain. The residence and its dependencies reflect the Arts & Crafts revival of medieval great houses, done by such noted architects as C. F. A. Voysey, Philip Webb and Edwin Lutyens. Hugh Comstock's skill as a builder is exhibited in the complex roofing system of the main hse., and in his use of flush wood siding on the guest house to suggest a visual hierarchy among the buildings. Hugh White Comstock (1893-1950), outside of M.J. Murphy is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll maker wife. The whimsical storybook cottage was so well received by Carmel's creative and independent residents that Comstock soon found himself in the construction business, creating thirty or more of his individual designs between 1924 & 1930. By then he was a fully established contractor with a bent for developing new materials and methods of construction. To a considerable degree, Comstock's storybook cottages have set the architectural tone for residential building in the village since their construction. The Coote complex successfully combines its Arts & Crafts prototype with Comstock's playful and imaginative treatment to make them an integral part of Carmel's residential housing tradition. As there are no recorded changes in the building files, it appears that the Coote Hse. and its dependencies are basically intact as constructed between 1934 -1936. The Coote Hse. complex clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

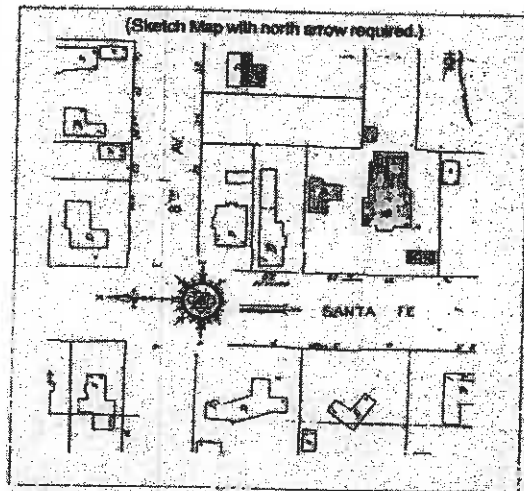
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *6/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**ge of** **Resource Name or #:** (Assigned by recorder)  
**Recorded by:** Kent L. Seavey

Maj. Ralph A. Coote Hse.

**Date** 6/19/2002

☒ Continuation ☐ Update

**Supplemental Photograph or Drawing**



**Description of Photo:** (View, date, accession #)  
(View toward ). Photo No: 3058-

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

531

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Dr. Hermann Spoehr Hse.*

F1. Other Identifier:

F2. Location:

☐ Not for Publication ☐ Unrestricted

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T ; R

1/4 of

1/4 of Sec

B.M.

c. Address:

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*3 south of Mt. View, W side Crespi (Blk. 103 Lots 5,7,9, E pt. 6,8,10)*

Parcel No. *010-052-017*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*The Spoehr Hse. is a two-and-one-half-story wood framed Tudor Revival residence constructed in 1922, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco with decorative half-timbering in some of the gables on the north (front) and south (rear) elevations. One story wings zig zag out from the main building block to the NE and SW, housing a reception area and guest accommodations. The principal feature of the main building block is a great room with a massive full-width south facing focal window, two stories high. The complex system of intersecting steep-pitched gable roofs are covered in wood shingle, patterned to suggest thatching. An interior Carmel stone chimney pierces the ridge line about midway along the NE wing. A second exterior gable wall chimney, of the same material, is found on the east side of the great focal window adjacent to what appears to be a swept roof enclosure for a stairwell. The main entry is found on the west side of the north facing facade. It is recessed behind a massive Carmel stone arch, firmly holding the building to the ground. There is a small roof dormer with arched window centered in the roof plane just east of this feature. Fenestration is irregular with a combination of fixed, double-hung, sliding and casement type multi-paned wooden windows found singly, in pairs, strings of three or more and banked.*

1b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*Looking north at south facing great room windows,  
11/9/01, #80819-12*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*1922 Carmel building records*

P7. Owner and Address

*Donald Borden  
P.O. Box 4508  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *10/24/2001*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001  
(Intensive)*

Report Citation: (Cite survey report and other sources, or enter "none")

*/ of Carmel-by-the-Sea Survey 1986-1996*

Attachments

☐ NCNE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

# BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

NRHP Status Code \_\_\_\_\_

551

Resource Name or #: (Assigned by recorder) *Dr. Hermann Spoehr Hse.*

B1. Historic Name: *Dr. Hermann Spoehr Hse.*

B2. Common Name: *Borden hse.*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1922 (Cbp #417); garage added 1964 (Cbp #4197); rehab work w/minor window changes 1998 (Cbp #99-5)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

B8. Related Features: *sympathetic detached two car garage addition to east of main hse. (1964)*

B9a. Architect: *George E. McCrea*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Spoehr Hse. is significant under California Register criteria 2 for its association with noted American plant physiologist Dr. Hermann A. Spoehr during his association with the Carmel branch of the Carnegie Institute of Washington, and his seminal work on photosynthesis. It is also significant under criteria 3 as a noteworthy example of high style Tudor Revival residential architecture in Carmel, by recognized Bay Area architect George E. McCrea.*  
*Plant physiologist Hermann A. Spoehr (1885-1954) became one of the first Americans to make photosynthesis a central research topic. The son of a Chicago candy manufacturer, Spoehr became interested in the biochemical formation of sugar in plants. In 1926, while living in Carmel, he published a major monograph to draw attention to the urgent need for rigorous experimental work on the chemistry of photosynthesis, which he saw as crucial for developing solar power to secure a future for human civilization. In 1928 Dr. Spoehr became head of the newly-formed Division of Plant Biology of the Carmel laboratory, funded by the Carnegie Foundation as part of the Carnegie Institute of Washington. The mission of the Carnegie Institute was the organized prosecution of scientific work in all fields. The Institute maintained its Carmel facility from 1910 to 1940, when operations were moved to Stanford University in Palo Alto. In 1934 Dr. Spoehr became Director of the Carmel facility upon the retirement of Dr. D.T. McDougal. Dr. & Mrs. Spoehr were active in village life, she as a trustee of the Harrison Memorial Library, and he as a founding board member of the Building and Loan Company, which was formed through the Carmel Realty Company, and later merged with the Bank of Carmel.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

## B12. References:

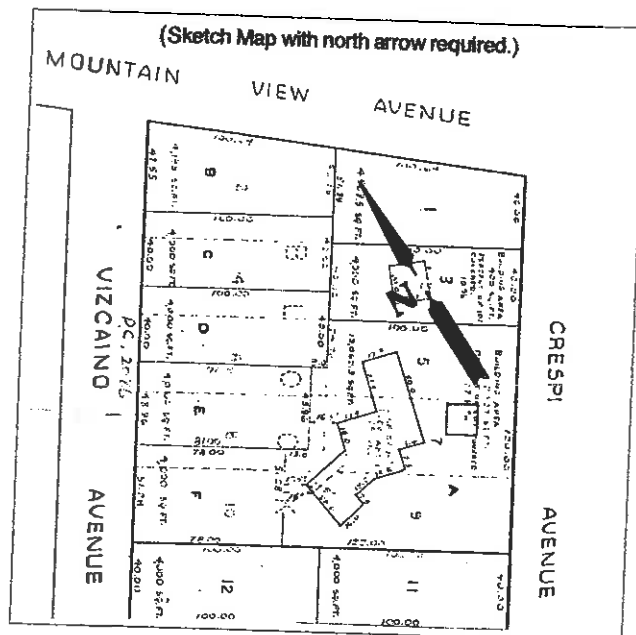
*Carmel building records, Carmel Planning Dept., City Hall, Carmel  
Hale, Sharron, A Tribute to Yesterday, Valley Pub.: Santa Cruz, 1980  
Spoehr, Hermann A., Photosynthesis, American Chemical Catalogue  
Co.: NY 1926*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *10/24/2001*

(This space reserved for official comments.)



# CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) Dr. Hermann Spoehr Hse.

Recorded by: Kent L. Seavey

Date 10/24/2001

☒ Continuation ☐ Update

P3. The south facing focal window is three tiered. The first tier of French windows opening onto a Carmel stone terrace, and the second and third in smaller strings of fixed, four-light wood windows. The original parcel included the entire block bounded by Crespi, Mtn. View Flanders & Vizcaino, but was subdivided in the 1940s, moving the original entry approach from Mtn. View east to Crespi, where only the 1964 garage addition and the one story NE wing are visible. The house is sited at the top of a SE sloping lot, terraced with Carmel stone retaining walls. It is surrounded by mature pines, oaks and eucalyptus with well maintained shrubbery and gardens. This is one of the best high-style examples of a Tudor Revival residence in Carmel. Aside from the subdivision of its grounds the property appears little changed from its period of construction in 1922, and evokes a strong sense of time and place.

B10. The Spoehr Hse. is one of the few architect designed Tudor residences in Carmel. Conceived as a country manor house for a noted professor, San Francisco Bay Area architect George E. McCrea designed a creative reinterpretation of the romantic revival form to take full advantage of a large wooded parcel (originally all of Blk 103). Zig-zagging the two-and-one-half-story main building block and its lower, one-story dependencies SW to NE along the high ground near Crespi Ave. he was able to expose at least three elevations to view along the original entry approach. The rear of the building, with its impressive two story galleried focal window is offset enough to diffuse direct sunlight into the great room, but to fully emerge the handsomely terraced grounds with available sunlight, ably applying the modern concept of outdoor/indoor living to his period design. The choice of Carmel stone for the chimneys and massive entry door surround may have been the idea of local master builder M.J. Murphy, who constructed the building. George E. McCrea (1871-1943) was a prominent East Bay architect at the time of the Spoehr commission in 1922. He had been a partner, briefly, with Albert Farr in San Francisco, where the team did the Rialto Bldg. (1904) and 510 Montgomery St. (1905). By 1909 he was working on his own in Oakland, and living in Fruitvale. He worked in the period revivals for wealthy clients, and designed churches throughout Northern California. In the teens and twenties he was active in the Monterey Bay Area. He designed homes for Santa Cruz judge Marcel Cerf, and A.H. Munsell about 1916, and a church in Watsonville. His 1921 Pebble Beach home for Dr. Albert J. Houston may have brought his work to the attention of Dr. Spoehr. McCrea's familiarity with the historical precedents of the Tudor style is clearly evident in the decorative vocabulary of the Spoehr House, however, the irregularity of the plan appears to have been dictated by Dr. Spoehr (a pioneer in the study of photosynthesis and avid believer in the use of solar energy) and the site itself. The massive focal window of the great room, with its wide southern exposure must have illuminated most of the building's interior even on the foggiest of days. This mixture of style and utility makes the Spoehr Hse. one of the most interesting examples of the popular Tudor form remaining in Carmel. It not only retains much of its original architectural character as constructed in 1922, but also affords the student of interior lighting an early insight into a successful partnership of science and design.

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

1S

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Paul Flanders Mansion

P1. Other Identifier:

P2. Location:

Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE Cr. Mtn. View & Forest ( All of Blk. 105)

Parcel No. 010-061-005

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

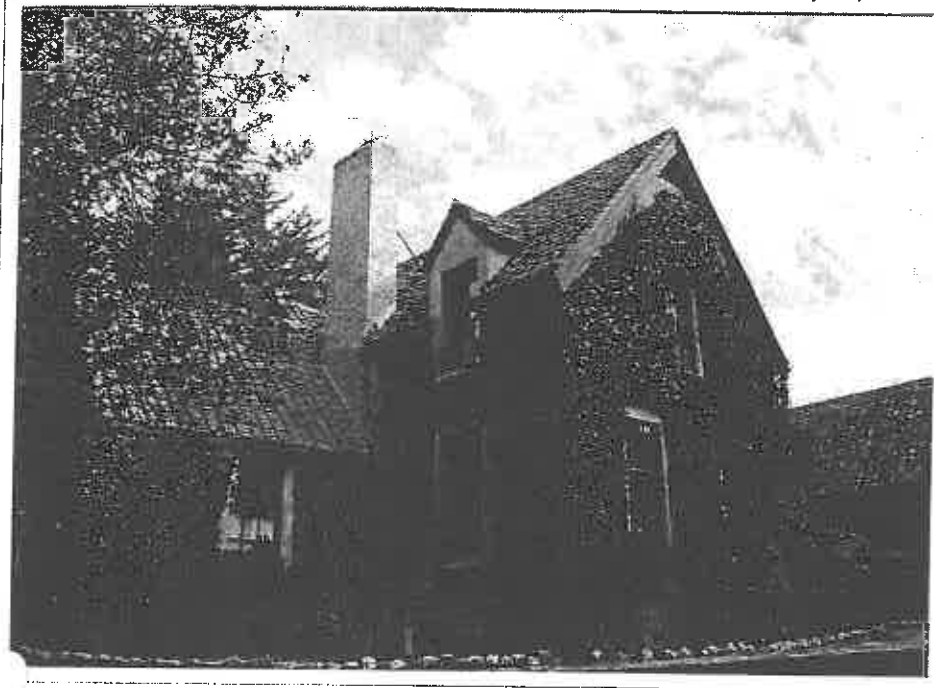
A two-story cement residence resting on a full concrete foundation w/partial basement, and capped by an intersecting gable roof clad with tile, Paul Flander's "Outlands" at 25800 Hatton Road in Carmel, is complex-irregular in plan. The plan includes a small entry wing to the west, abutting the main two-story residential block further east. This in turn connects with a second entry wing, or hyphen with a south facing open entry court. West of this is the two story garage/servants wing. Designed in 1924 for the Carmel civic leader and land developer in an English Cottage substyle of the Tudor Revival, the home is an impressive example of the mature work of noted San Francisco architect, Henry Higby Gutterson (1884-1954). Gutterson employed a cavity-walled building system of precast interlocking concrete blocks, locally produced by the Carmel Thermolite Company, advertised as "fireproof, waterproof and practically everlasting." The construction of this cavity wall system is unique to its California location. The residence and its park-like setting retain to a remarkable extent their integrity as designed by architect Gutterson in 1924.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3060-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1924-25 Carmel bldg. records

P7. Owner and Address

City of Carmel-by-the-Sea  
City Hall  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 11/21/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

i. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

1S

Resource Name or #: (Assigned by recorder) *Paul Flanders Mansion*

B1. Historic Name: *Outlands in the Eighty Acres*

B2. Common Name: *Flanders Mansion*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival (English Cottage substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1924-25; roof existing porch 1955 (Cb# 28-26)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Henry Higby Gutterson*

b. Builder: *Fred Ruhl*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Paul Flanders Mansion, "Outlands", is significant under National Register Eligibility Criterion 3, as the work of a prominent architect employing an innovative method of construction. "Outlands", if not the first, was one of the earliest architect designed residences in Carmel-by-the-Sea and currently the only known example of Henry H. Gutterson's work in the region. The architect used a unique cavity wall system from locally developed and fabricated hollow concrete structural units called Thermotite as his principal building material. Bonded by grout and bound by special metal ties for structural and seismic stability, the building material professed to be "waterproof, fireproof and practically everlasting". "Outlands" English Cottage design was one of the first applications of this pictorial style of residential architecture in Carmel by-the-Sea. Variations on this mode, beginning in the town's commercial core in 1923, and expanding to the residential housing stock by 1924, established the still held popular image of the community as a quaint seaside village of creative artists. "Outlands" retains to a remarkable degree both its context and integrity as originally constructed in 1924-25. Its planned views of the Mission and Carmel Bay remain intact as conceived by architect Gutterson. The Paul Flanders Mansion clearly reflects the findings of , and is consistent with the Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Seavey, Kent L., National Register Nomination for Paul Flanders  
Mansion, Aug. 1988*

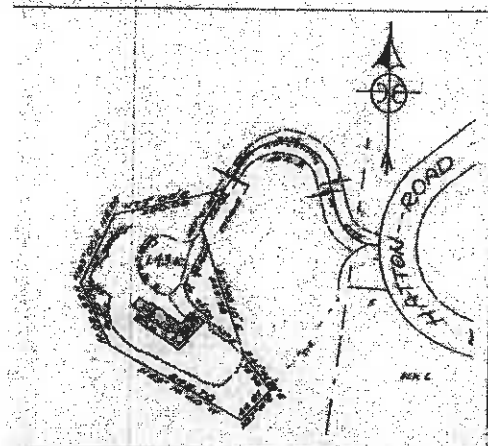
B13. Remarks: *Zoning P-1 (AS)  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/21/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

je of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Paul Flanders Mansion

Date 11/21/2002

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3061-, .



**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ Looking east at the north elevation, 1/21/04,  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder) Vivian Homes II

**P1. Other Identifier:**

**P2. Location:**

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address:

City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE Cr. Torres and 9th (Blk 107, Lot 2)

Parcel No. 010-331-035

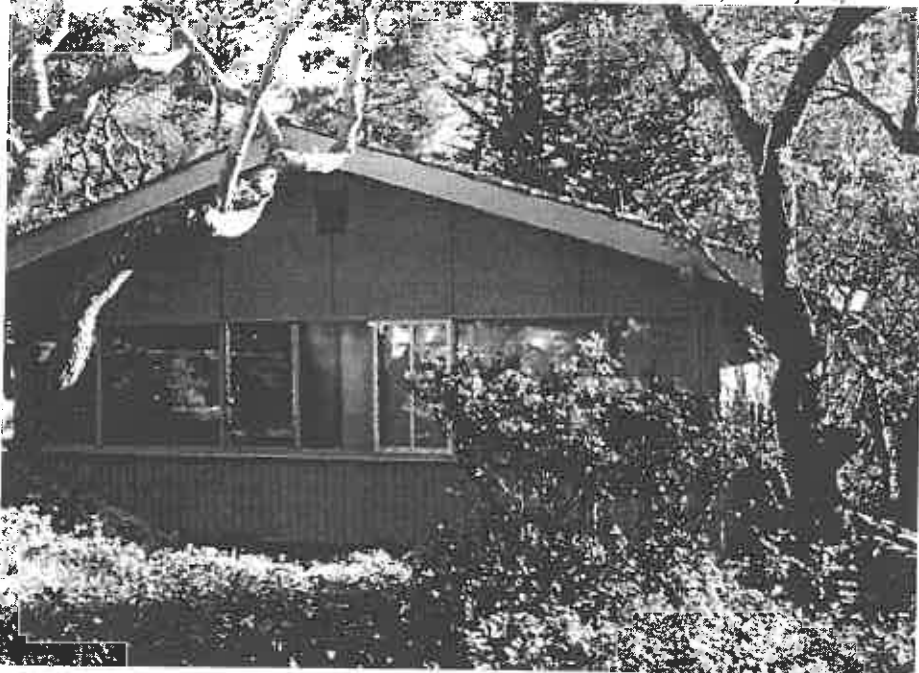
**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Contractor Modern style residence with full garage below grade. "H" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of plywood panels in the gable ends and entry areas, and vertically routed resawn redwood paneling. The low-pitched side-gabled roof has wide overhanging eaves, with a simple fascia and exposed purlins. It is covered in a wood shake. The principal entry is on the north elevation facing 9th Avenue. It is recessed into the "H" shape, and is characterized by side and transom panels of fixed plate glass with a central wood door. The entry is flanked by banks of three windows on each side. In the original plans these were fixed single lights and louvered windows above plywood panels. Some of the louvered windows have been replaced by aluminum sliders, and an anodized pop-out type is found just east of the recessed entry. There are three, small offset openings above the entry where the roof overhangs the open portion of the "H" shape. The open portion of the "H" on the south (rear) elevation has three full height windows in the building envelope, looking out on a small covered garden. Small openings in the roof plane above the recess of the "H" are similar to those found above the front entry. The west elevation is characterized by a ribbon band of seven windows, all of the same height, but of differing widths.

**b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward ). Photo No: 5055-.

**P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☐ Historic ☐ Both

1963 Carmel bldg. records

**P7. Owner and Address**

Joseph & Anne Gosch  
1911 E. Jackson Street  
Bloomington, IL 61701

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 9/7/2004

**P10. Survey Type:** (Describe)  
Intensive-Carmel Historic Resource  
Inventory-ongoing

**Report Citation:** (Cite survey report and other sources, or enter "none")

**Attachments**

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Vivian Homes II*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *San Francisco Bay Area Style (2nd generation)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1963 (CBP# 3907); existing deck extended to east 1986 (CBP# 86-133)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Albert Henry Hill*

b. Builder: *Albert Henry Hill*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1963*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Vivian Homes II House is significant Under California Register criterion 3, in the area of architecture as a representation of the work of noted architect Henry Hill. Hill was a prominent California architect whose work contributed to the emergence of the Bay Area Style. This style combined the spatial theories of modernism with northern California ideas of integration into the local setting, use of traditional and local building materials, and experimentation with artistic expression in residential design.*

*Hill was born in England in 1913, but moved to Berkeley, California in 1916. He was educated at U.C. Berkeley, where he took a B.A. in architecture in 1935, followed by an M.A. from Harvard in 1938. At Harvard, Hill worked under the European modernists Walter Gropius and Marcel Breuer, two architects noted for bringing the modern design philosophies of Europe's Bauhaus movement to the United States. Returning to San Francisco, he went into practice with John Ekin Dinwiddie. After European service in WWII, Hill returned to San Francisco where he and Dinwiddie convinced the acclaimed modernist Erich Mendelsohn to take up practice in 1947-48. Hill built his first Carmel home in 1948, which was illustrated in the first major exhibit of the San Francisco Bay Region Style at the San Francisco Museum of Art in 1949. Hill's commissions included national and international projects, bringing him numerous awards throughout his career. In the 1960s Hill began spending more and more time in Carmel. His design of the three "weekend houses" on Palou became well known for their imaginative and unique interrelationships. In 1971 Hill moved to Carmel, and soon became active in the local community, where he served on the Carmel Planning Commission. He continued his practice as an architect here and in San Francisco, in partnership with Jack Kruse, until Hill died in 1984.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Boone, et. al., Architecture of the Monterey Peninsula Monterey  
Peninsula Museum of Art, 1976*

*Hill, Heather, personal interview with widow of Henry Hill 1/23/04*

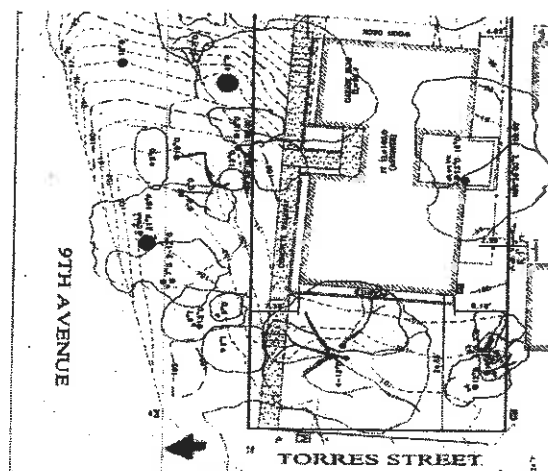
B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of Resource Name or #: (Assigned by recorder) Vivian Homes II  
Recorded by: Kent L. Seavey Date 9/7/2004 ☐ Continuation ☐ Update

P3. The central window is opaque, and originally was flanked by louvered windows. Now the window to the south has been changed to an aluminum slider. There is an open deck at the east end of the house, above a full garage below grade. The deck was extended slightly in 1986. The residence is sited on a street corner with a steeply eastward sloping lot. The house sits along the south side of the lot, well back from both street fronts, in a natural landscape setting of mature pines and oaks. It is located in a wooded residential neighborhood of one and two-story houses of varying ages and size.

B10. Henry Hill's Vivian Homes II building is a slight departure from the architect's usual highly geometric plans, although his imaginative use of the "H" form to separate internal functions is consistent with his practice. The property is well integrated into the landscape setting and, although the materials employed are economic off-the-shelf modular items, except for the wood shake roof, their reference to Carmel's earlier Arts & Crafts design tradition is clear. Minor window changes that have taken place over time, while not sympathetic to the overall design character of the house, appear to have been placed in the existing window openings, which continue to maintain the original rhythm of solids and voids along the building envelope. A chimney, shown on the original plans, was not included on the finished residence.

There are two known Vivian Homes designs by Hill. Vivian Homes I is located on a triangular lot at the NE cr. of Mtn. View and Santa Fe. What they have in common are ; difficult parcels for construction, a triangle, and a lot with two steep slopes; and building fabric that is basically modular off-the-shelf material. These two properties may represent speculative housing on the part of Hill and his then partner (1963), Jack Kruse. In context with Hill's high-style efforts in the three "weekend houses" on Palou, and a single residence on N. San Antonio, the Vivian Homes residences complete a picture of the work of this significant California architect.

Although the Vivian Homes II residence is under fifty years of age, it is exceptionally important in understanding the range of the work of Henry Hill, whose synthesis of the Bauhaus modernist philosophy of the creation and use of space, with the northern California aesthetic tradition of designing for and within the environment, has created a significant collection of some of the architect's best work in a single, small community. In spite of the minor window changes noted, the Vivian Homes II property retains a high degree of integrity as constructed in 1963. It continues the theme of architectural development, established in the 1997 Carmel Historic Context Statement, in that it contributes to the understanding of the overall design character of the community.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 5056- .

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

Frank Woolsey House

P1. Other Identifier: *Lavender Hill*

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

E

c. Address:

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*W.S. Torres between 9th and 10th (B12 105 Lots 11, 13 & 15)*

*Carmel-by-the-Sea, CA 93921*

Parcel No. *10-071-16*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A "T" plan cross-gabled house with a south projecting one story living room wing that connects to an east-west crossing two-story bedroom wing. The entrance is an arched glassed in porch located on the east facade of the living room. The construction is vertical board and batten with 1" x 6" redwood boards applied to simulate half-timber construction, especially in the second story cross gabled ends. Three symmetrical pediment dormers define the north facade of the two-story bedroom wing. Eight pane fixed glass casement windows are used throughout the building and are set off by 1" x 6" dark trim. The steep gabled shingle roofs have a slight curve and have exposed rafters under the shallow overhanging eaves. A shallow shed roof service room addition extends from the lower floor of the north facade with a fixed pane french door on the east side. A tall brick chimney extends from the north gabled end of the one-story living room at the junction with the cross-gabled roof of the bedroom wing. The dominant exterior detail is the "false-timber framing" highlighting the second-story wing.

P3b. Resource Attributes: (List attributes and codes)

*HP-2 Single Family Residence*

P4. Resources Present



Building



Structure



Object



Site



District



Element of District



Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
*Looking at East facade & north facade (View toward southwest). Photo No: 9183-32, 9/10/2001*

P6. Date Constructed/Age and Sources:



Prehistoric



Historic



Both

*1928 Carmel Building Files*

P7. Owner and Address

*Susan Long Estate*

*P.O. Box 4846*

*Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA 93921*

P9. Date Recorded: *1/4/2002*

P10. Survey Type: (Describe)

*HRI Carmel 2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments



NONE



Continuation Sheet



District Record



Rock Art Record



Other: (List)



Location Map



Building, Structure, and Object Record



Linear Feature Record



Artifact Record



Sketch Map



Archaeological Record



Milling Station Record



Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder)

Frank Woolsey House

B1. Historic Name: *Frank Woolsey House*

B2. Common Name: *Lavender Hill*

B3. Original Use: *Single Family Residence*

B4. Present Use: *Single Family Residence*

B5. Architectural Style: *Tudor*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1972A (Feb. 7, 1928) Build a 2-story split level Tudor cottage (\$6,000) Owner: Frank Woolsey; Contractor: William C. Keating; Architects: Pattern Book Roland H. Hollbrook & David Malcolm Mason of (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date

Original Location:

B8. Related Features: *Carport Added (1956)*

B9a. Architect: *Roland Hollbrook & David Mason*

b. Builder: *William C. Keating*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *1880-1940*

Property Type: *Single Family Residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies under Criteria #3 as the only surviving example of a "Redwood Tudor Plan" Pattern Book house designed by Roland Hollbrook and David Manson of Hollywood, CA in the 1920's. The contractor was William C. Keating of Sacramento, CA who built several important buildings in the state capital, such as the Medical Center, the Tower Theatre and Sacramento City College. The original owner, Frank Woolsey, was a trustee at the Harrison Memorial library in 1927. In the 1950's, August Nieto, owner of the Su Vecino Restaurant and the Carmel Craft Studios, added a service room and carport. The Tudor Style was an important component of the Craftsman tradition that first surfaced in Carmel in 1905 and was later elaborated upon by Hugh Comstock, M. J. Murphy, George Whitcomb and Percy Parker. Of particular significance are the crisp edged "exposed" faux-timber beams of 1" x 8" lumber attached to the vertical redwood board and batten walls, especially on the two-story bedroom wing and as decorative trim around the windows. The only non-original element is the "repaired" entrance porch of 1980 which features arched glassed-in windows supporting a shed roof.

William C. Keating (1885-1974)

William C. Keating's parents, James and Bridget Keating, came to Sacramento from Ireland by way of New Orleans in the mid-1850's and opened a grocery store at 11th and R Streets. As a youth, Keating attended local schools and the University of California. During a 20-year career as a building contractor in Sacramento, Keating built a number of well-known structures, including the original Sacramento Medical Center, the Tower Theater and original units of Sacramento City College. Keating retired from the building industry in the early 1940's and worked as a state building inspector.

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 Single Family Residence

B12. References:

1. Carmel Historic Survey 11/16/1990 Margarie Adams.

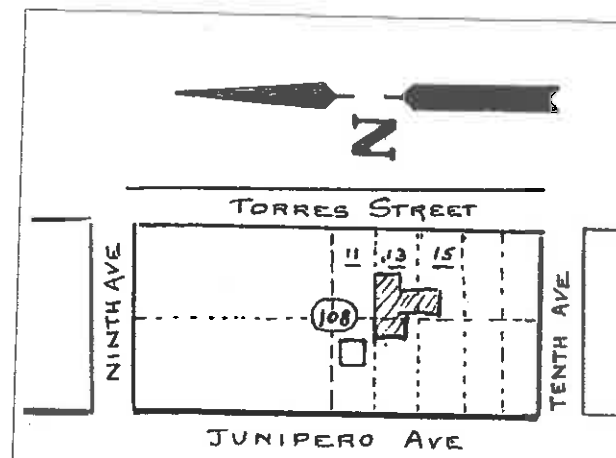
2. William C. Keating Obituary, Sacramento Bee, November 30, 1974.

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *1/4/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**Page 3 of 3**      **Resource Name or #:** (Assigned by recorder)

Frank Woolsey House

**Recorded by:** Richard N. Janick

**Date** 1/4/2002

☒ Continuation   ☐ Update

**B6. Construction History** (Continued from Page 2)

1. of Hollywood, CA. (Permit and plans in file.)
2. Permit #2857 (February 16, 1956) Service room addition to existing house (\$500) - Owner-Contractor: August R. Nieto (Permit and plans in file.)
3. Permit #2957 (October 9, 1956) Carport added (\$800) - Owner-Contractor: August R. Nieto (Permit and plans in file.)
4. Permit #88-227 (Replace Porch - No Expansion) (1980) (\$1,000) - Owner: Susan P. Long

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

3D

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Sunset School primary classroom #18

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 W of Mission, N/side 10th (Blk 110, All)

Parcel No. 010-151-001

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

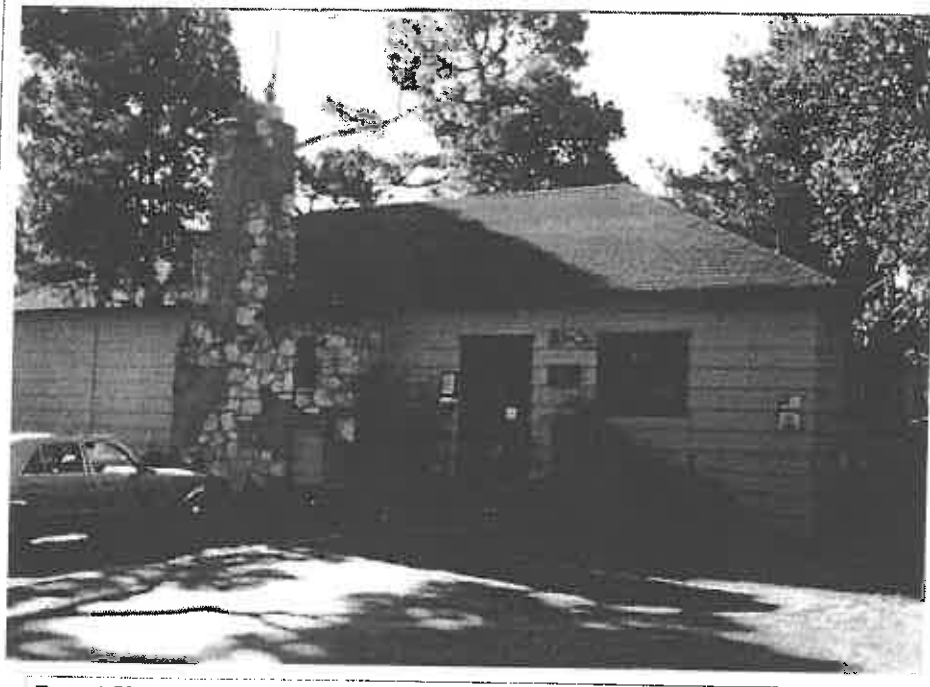
A wood-framed, one-story classroom bldg., rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal wood shiplap siding. The low-pitched hipped roof has overhanging eaves w/exposed rafters, rounded at the tails. There is a cement stuccoed exterior eave wall chimney, just offset of center toward the east on the north (rear) elevation. It is stepped in shape w/a rounded shoulder on the east and extends to the west for a log box, w/a tiny, narrow, round-headed window above, capped by a partial-width, shed-roofed extension of the main roof. The rough stuccoed chimney has a rustic Carmel stone veneer. The principal entry is centered on the south (front) elevation, and consists of a glazed and wood paneled door, w/a tall, narrow glazed side-light to the east. The entry is covered by a partial-width, door hood extension of the main roof. Supported by decorative carved knee brackets. There is also a wood paneled door on the west side of the rear (north) elevation. Both entries are reached by a short flight of straight run Carmel stone steps w/low, closed Carmel stone rails. Fenestration is irregular w/paired and banked wood windows. These features are mullioned, w/a band of multi-paned transom lights across the top, and paired wood casement windows between the mullions. The classroom sits slightly back from 10th Ave. on raised ground behind a screen of mature street trees. The area to the north of the building is paved w/asphalt.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3062-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929 Carmel bldg. records

P7. Owner and Address

City of Carmel by-the-Sea

City Hall

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 2/10/2003

P10. Survey Type: (Describe)

Carmel Historic resource inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder) *Sunset School primary classroom #18*

B1. Historic Name: *Sunset School primary classroom*

B2. Common Name:

B3. Original Use: *classroom*

B4. Present Use: *classroom*

B5. Architectural Style: *Modern Tudor Revival (cottage style)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1929 (CBP# 2173); ADA access 1996 (CBP# 96-55); interior remodel 2001 (CBP# 01-37)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Arch. Devel., Gov., Civic & Soc. Inst.*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *educational bldg.*

Applicable Criteria: *CR 1,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Sunset School primary classroom # 18 is significant under California Register criterion 1 in the area of history, and criterion 3, in the area of architecture as one of two unaltered examples of period (1929) educational design associated w/Carmel's National Register listed Sunset Center. Classroom #18, along w/rooms #16 & 17 should be added to the National Register listing as contributing features of the complex.

The primary classrooms were constructed at the extreme southern end of the Sunset School property (Blk 110) in Carmel in 1929 because of an increase in the student population of a growing community. An initial school bond issue for expansion of Sunset School of \$75,000 was defeated by 34 votes in April of 1929, but an active Parent-Teachers Association was able to get the measure passed at a reduced figure of \$35,000 in May of that year. The needed two-thirds majority vote was 172 to 46. The primary classrooms were budgeted at \$12,000. The *Carmel Pine Cone* noted that "At the south end of the grounds, separated from the older children, will be two primary rooms...The so called "cottage type" will be used...more homey and attractive." The newspaper went on to comment, "We are getting away from the old, stereotyped school room with its screwed down desks and benches which turns out, as someone has said, 'screwed down minds.' Little by little we are replacing the old equipment with brightly painted tables and chairs. It gives a cheerful tone to the surroundings, and together with curtains, pictures and plants, provides an inviting atmosphere. Such childhood surroundings will influence future American citizens to beautify their cities, and will tend to stimulate the art life of the nation." An architectural rendering of the new classrooms appeared on the front page of the *Pine Cone* in its December 27, 1929 issue. Classroom #18 was the smaller of the two units, w/one large, open room w/ expansive windows facing west & east to bring in plenty of light. Space and light characterize the rather boxy, straight forward approach to the building. A major concession to the youthful imaginations of its inhabitants was the inclusion of a "storybook" style chimney.

B11. Additional Resource Attributes: (List attributes and codes) *HP15 - Educational building*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Carmel Pine Cone, 3/15/29; 5/17/29; 12/17/29*

*Sanborn insurance maps of Carmel, 1930, 1930-69*

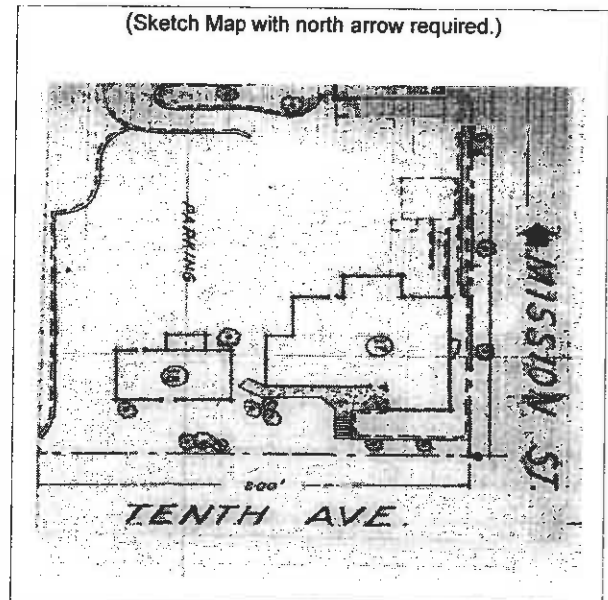
B13. Remarks: *Zoning A  
CHCS (GCSI)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/10/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: e of Resource Name or #: (Assigned by recorder)  
Kent L. Seavey

Sunset School primary classroom #18

Date 2/10/2003

☒ Continuation ☐ Update

*B10. Located on the rear (north) elevation, the exterior eave wall Carmel stone and stucco chimney appears to be of great age. It has subtle curves and angles, and a built in narrow, roundheaded window on the west side, above a small exterior door, opening onto the wood box. The idea of such a feature as part of the classroom environment is typical of Carmel, where even the most modest cottage of the period had a fireplace. M.J. Murphy's usual craftsmanship is the character defining feature of the classroom unit, with its attention to detail in such features as the entry bracketing, and great mullioned window openings and casement type wood windows. For all its simplicity of material use, the classroom is as visually stimulating today as it must have been for the young Carmel children who were treated to a progressive education commensurate with the independent and creative character of their artistic community. The intent and design of Sunset School classroom #18 reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development and government, civic & social institutions.*

*Michael J. Murphy (1885-1949) first came to Carmel in 1902, as a painter, with little experience as a carpenter. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop, located between San Carlos & Mission Sts. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other single person.*



Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

3D

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page of

Resource Name or #: (Assigned by recorder)

Sunset School primary classrooms #'s 16-17

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

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;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW cr. Mission & 10th, (Blk 110, ALL)

Parcel No. 010-151-001

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A wood-framed, split-level one-and-two-story classroom bldg., irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal wood shiplap siding, the intersecting low-pitched hipped roof system has overhanging eaves w/exposed rafters, rounded at the tails. The roof covering is composition shingle. There is a tall, battered Carmel stone exterior eave wall chimney, centered on the east side-elevation between the one and two story levels. Fenestration is irregular, w/a combination of single, paired and banked multi-paned wood casement type windows, in a variety of sizes. There are large expanses of glazing on the east & west sides of the north elevation, on the south elevation and on the east elevation. These large, banked windows are mullioned, w/a band of transom lights across the top, and paired wood casement windows between the mullions. The building sits in the SE cr. of the Sunset Center complex, well detached from the main cultural center, to the north. The one-story portion of the split-level has principal entries from the north and south. The north entry is set in an ell, formed by a bay extending north from the center of the main building block. There is a door and large, fixed multi-paned wood window on the west side of the bay, w/the second door on the north elevation, flanked to the west by one of the large, mullioned bank of windows. A recent concrete ADA access ramp runs parallel to the building envelope on the north elevation, rising toward the east, w/a horizontal metal pipe rail.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3063-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929 Carmel bldg. records

P7. Owner and Address

City of Carmel-by-the-Sea  
City Hall  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 2/10/2003

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

me

Attachments

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

3D

Resource Name or #: (Assigned by recorder)

Sunset School primary classrooms #'s  
16-17

B1. Historic Name: *Sunset School primary classrooms*

B2. Common Name: *Monterey County Symphony Office*

B3. Original Use: *classroom/crafts room*

B4. Present Use: *non-profit office*

B5. Architectural Style: *Modern Tudor Revival (cottage style)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1929 (CBP# 2173); reroof 1991 (CBP# 91-46); ADA access 1996 (CBP# 96-55); interior remodel Rm. 18, 2001 (CBP# 01-37); interior remodel Rm. 16, 2000 (CBP# 00-242)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Arch. Devel., Gov., Civic & Soc. Inst.*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *educational bldg.*

Applicable Criteria: *CR 1,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Sunset School primary classrooms #16 & 17 are significant under California Register criteria 1, in the area of history, and 3, in the area of architecture as one of two unaltered examples of period (1929) educational design associated w/Carmel's National Register listed Sunset Center. Classrooms #16 & 17 along w/classroom #18 should be added to the National Register listing as contributing features of the complex.

The primary classrooms were constructed at the extreme southern end of the Sunset School property (Blk 110) in 1929 because of an increase in the student population of a growing community. An initial school bond issue for the expansion of Sunset School of \$75,000 was defeated by 34 votes in April of 1929, but an active Parent-Teachers Association was able to get the measure passed at a reduced figure of \$35,000 in May of that year. The *Carmel Pine Cone* noted that, "At the south end of the grounds, separated from the older children, will be two primary rooms...the so called "cottage type" will be used...more homey and attractive." The newspaper went on to comment, "We are getting away from the old, stereotyped school room with its screwed down desks and benches which turns out, as someone has said, 'screwed down minds.' Little by little we are replacing the equipment with brightly painted tables and chairs. It gives a cheerful tone to the surroundings, and together with curtains, pictures and plants, provides an inviting atmosphere. Such childhood surroundings will influence future American citizens to beautify their cities, and will tend to stimulate the art life of the nation." An architectural rendering of the new classrooms appeared on the front page of the *Pine Cone* in its December 27, 1929 issue. The classrooms were located at the SE cr. of the school property, where there was a steep fall off to the cr. of Mission and 10th. requiring a two-story section for the building, w/ classroom #16 at street level, facing Mission, and classroom #17 on the bench above, fronting on 10th Avenue. In living memory classroom #16 has been referred to as the crafts room or pottery shop, appearing under these names on available drawings and plans.

B11. Additional Resource Attributes: (List attributes and codes)

*HP15 - Educational building*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Carmel Pine Cone, 3/15/29; 5/17/29; 12/27/29*

*Sanborn insurance maps of Carmel 1930, 1930-69*

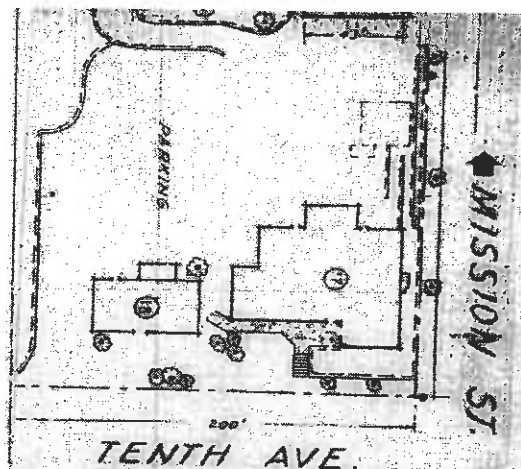
B13. Remarks: *Zoning A  
CHCS (GCSI)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/10/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

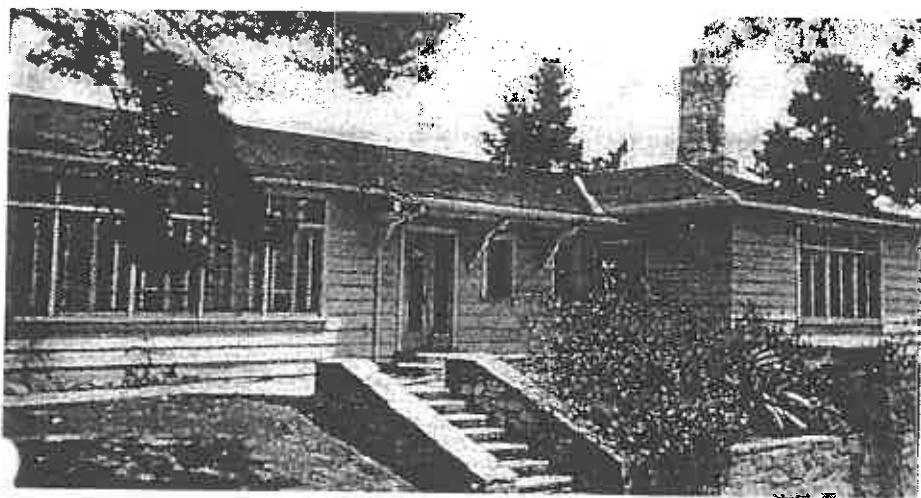
Recorded by: Kent L. Seavey  
Resource Name or #: (Assigned by recorder)

Sunset School primary classrooms #'s 16-17

Date 2/10/2003

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3064-

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) C.H. Gordinier Hse.

P1. Other Identifier:

P2. Location: ☒ Not for Publication ☐ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
4 N of 10th, E/side Dolores (Blk 111, Lot 12)

Parcel No. 010-156-012

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed hipped Cottage, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The medium-pitched hipped roof has a slight flare, toward the eaves. The wide, overhanging eaves have exposed rafter-tails. The roof is covered in a composition shingle. A small, hipped roof dormer is centered in the front (west) roof plane, and has paired two-light fixed windows. An interior brick chimney, w/decorative corbeling, pierces the roof plane of the north side-elevation a little east of the NW cr. of the house. The principal entry is located in a cutaway porch at the SW cr. of the residence. It is accessed by an open, side approach wood stair w/closed and shingled rail. There is a slightly angled bay along the north side of the west (front) elevation, w/exposed decorative joists below, and a shallow, square bay projecting from the north side-elevation, about halfway along the wall. Both bays remain under the eave line. Fenestration is irregular, w/single & banked 1/1 double-hung wood sash. The narrow upper lights of the sash have decorative modified diamond shape muntins. An open porch was enclosed at the NE cr. (rear) of the house in 1962. The residence is sited on ground rising slightly to the east, in an natural landscape setting of mature pine trees and low ground cover.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3065-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

ca. 1907 Sanborn insurance maps

P7. Owner and Address

Joseph & Linda Di Nucci (Trustees)  
20367 Ljepava Dr.  
Saratoga, CA 95070

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/21/2002

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) C.H. Gordinier Hse.

B1. Historic Name: C.H. Gordinier Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Vernacular (hipped cottage)

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1905 (Mo. Co. Recorder's Off.); Rear porch enclosed 1962 (CBP# 3756); termite repair 1972 (CBP# 72-197)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: M.J. Murphy (?)

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940 Property Type: single family residence Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The C.H. Gordinier Hse. is significant under California Register criterion 3, in the area of architecture as a little altered example of one of the earliest residential dwelling house types (hipped cottage) found in Carmel by-the-Sea. It is also significant as an example of the early work of designer/master-builder M. J. Murphy. Gordinier purchased Lot 12 Blk 111 from the Carmel Development Co. on Aug. 6, 1905 and the house was constructed thereafter. The vernacular hipped cottage form is sometimes referred to as a neoclassic rowhouse, in urban settings. Generally designed for long, narrow neighborhood lots, designers were forced to capitalize on the front and rear elevations of the house to access natural light. Bays are flattened and elongated, and almost always within the eave lines of roof overhangs. This example clearly draws from the emerging Craftsman style with its use of natural materials expressing the structure of the building, including the decorative corbeling of the brick chimney. The flared roof, modified diamond-shaped upper window lights and treatment of the bays is reminiscent of the house designed and constructed by M.J. Murphy for his mother in 1902, and several other early Murphy designs, now only known from historic photos. M.J. Murphy was hired as Frank Devendorf's builder for the Carmel Development Co., about 1904, continuing in that capacity until forming his own contracting firm in 1914. The C.H. Gordinier Hse. is little altered, and a good representative example of Carmel by-the-Sea's early residential architecture. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Book 87 of Deeds, p. 231, Monterey Co. Recorder's Office,  
Salinas

Sanborn insurance maps of Carmel 1910, 1924, 1930-69

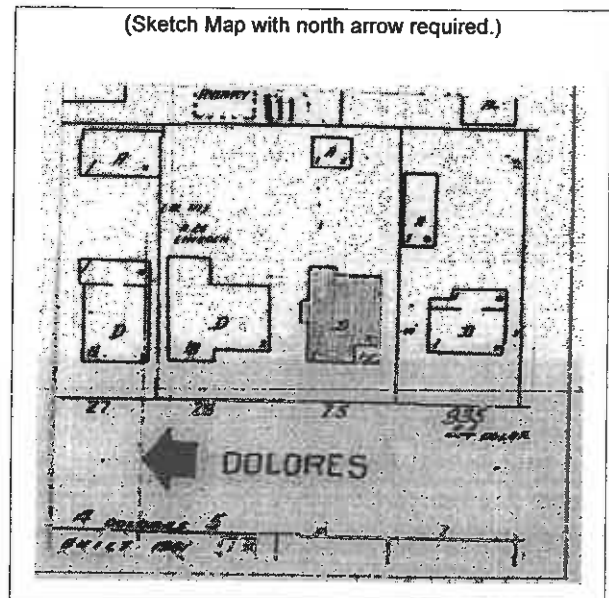
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 1/21/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

**e of**      **Resource Name or #: (Assigned by recorder)**  
**Recorded by:**      Kent L. Seavey

C.H. Gordinier Hse.

**Date**    1/21/2002

☐ Continuation    ☐ Update

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder) *M. J. Murphy Hse.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☒ Not for Publication ☐ Unrestricted

a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*SE cr. Monte Verde & 9th (Blk 113, Lot 2)*

Parcel No. *010-181-022*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation, faced w/a Carmel stone veneer. The exterior wall cladding is wood shingle. The low-pitched side-gabled roof system has wide overhanging eaves, w/exposed rafter tails and triangular knee bracing, w/decorative birds-mouth detailing at the ends. This detailing is carried in decorative bracketing under some of the smaller windows in the upper floors. There are two brick chimneys. One is an exterior eave-wall type, and is found along the west facing facade, just south of the enclosed front porch. The second is an interior type and appears at the south end of the residence, toward the east, in the lower roof plane. It has an arched cap. There is a raised basement around the perimeter of the building, faced w/Carmel stone. The shed roofed front porch, w/heavy square wood posts, has been glazed w/large plate glass windows. Fenestration is irregular w/a combination of single, paired and banked multi-paned wood windows, including fixed, slider and casement type in a variety of shapes and sizes. This includes several small angled bays found in the upper floors on the north and south side-elevations. The corner property is partially enclosed by a tall wood grape-stake fence along 9th Ave. It sits on rising ground behind a rubble coursed stone retaining wall in an informal setting of mature pine trees, shrubbery and low groundcover.*

b. Resource Attributes: (List attributes and codes)

4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward \_\_\_\_\_). Photo No: *3066-*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1904 Murphy family records*

P7. Owner and Address

*Charlotte P. Tolhurst, et al  
P.O. Box 4652  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *6/16/2002*

P10. Survey Type: (Describe)

*Carmel Historic resource Inventory - 2001*

I. Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel by-the-Sea Survey 1989-1996*

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) M. J. Murphy Hse.

B1. Historic Name: M. J. Murphy Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1905; undocumented expansion to 1926. Cbp# 335 for Feb 1922 may be for this bldg. rather than the Murphy office on Lot 6. Reroof 2001 (Cbp# 01-186)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: designer/M.J. Murphy

b. Builder: M.J. Murphy

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2,

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The M.J. Murphy Hse. is significant under California Register criterion 2, for the contributions of Michael J. Murphy, whose building designs between 1902 and the early 1920s established much of the architectural character of Carmel, and whose generosity and public service to the community during his period of occupancy made him a leading figure in the community. It is significant under criterion 3, in the area of architecture as an excellent example of Murphy's early Craftsman designs, as well as an expression of the quality of his craftsmanship as a builder. As early as 1905 Murphy allowed the use of part of his lumber yard as a school site school in Carmel. He was a charter member of the civic minded Manzanita Club, and a member of the Carmel Building and Loan Society. From 1920-1922 Murphy served on the City Council, and was a major force in having trees planted along the median divider on Ocean Ave. Murphy made his horse teams and Fresno scrapers available each winter to cut away the sand closing the mouth of the Carmel River, preventing the annual flooding of the artichoke fields south of the river. He built the Boy Scout House, and alone or in concert with noted architects constructed many of Carmel's historically significant homes and businesses, including the Pine Inn, La Playa Hotel, Las Tiendas, The Harrison Memorial Library w/Bernard R. Maybeck, All Saints Church (current City Hall) w/Albert Cauldwell of S.F., and innumerable private residences.

The Murphy home, originally built in 1904 as a small residence for his new wife Edna, grew to 23 rooms by 1926. Considering the amount of growth over time, the large Craftsman residence is extremely cohesive in its design, with only a few suggestions of alteration. The most noticeable being the infill of the original open porch with plate glass windows. The use of decorative rafter tails and bracketing along the eave lines, w/their birds-mouth detailing tie the building components together visually. The principal change, of course, has been the application of paint to the original redwood exterior, but otherwise, the home appears much as it did in 1926, at the end of its major expansion.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980

Rasmussen, Lillian bio., M.J. Murphy, n/d

Weekly Sun, 10/3/91

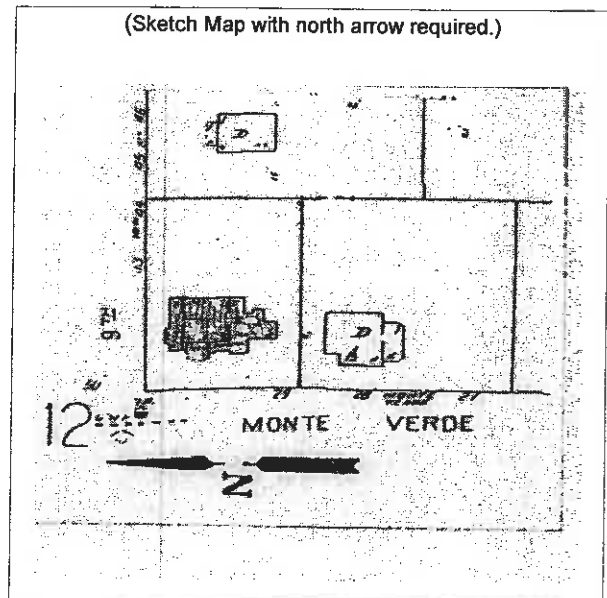
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 6/16/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Name of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

M. J. Murphy Hse.

Date 6/16/2002

☒ Continuation ☐ Update

*B10. Its proximity to the owner/builder's Tudor style office offers insight into the changing tastes in architectural style and building materials during the time of Murphy's occupancy. This pair of buildings, like Hugh Comstock's adjacent home and studio, afford considerable insight into both master-builders professional aesthetics.*

*Michael J. Murphy (1885-1949) first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop, located between Mission and San Carlos Sts.*

*Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person. The Murphy Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *M.J. Murphy Office*

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_  
**c. Address:** \_\_\_\_\_ **City** *Carmel by-the-Sea* **Zip** *93921*  
**d. UTM:** (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_  
**e. Other Locational Data** (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*2 SE of 9th e/side Monte Verde (Blk 113 Lot 6, np8)*

Parcel No. *010-181-021*

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half-story, wood-framed Tudor style bldg., irregular in plan, resting on a concrete foundation. The exterior wall cladding is smooth cement stucco. The steeply pitched cross-gabled roof has a slightly lower dominant front gable. The roof planes of this feature, and that of the main building block, flare dramatically towards the NW cr. of the residence, bringing the viewer's attention to the round-headed, planked wood entry door, at the NW cr. of the main building block. The entry is reached from the street by a set of open Carmel stone steps and walk. All roof covering is composition shingle. A one-story angled bay w/a steep hipped roof, projects from the dominant front gable toward the west. A much larger bay wraps around the south side of the building. It is a 1940 addition. There is an exterior eave-wall Carmel stone chimney, w/an arched cap, on the s/side of the dominant front gable. A stepped shed-roofed dormer appears in front (west) roof-plane of the main building block, dying into the roof-plane of the dominant front gable to the south. Fenestration is irregular w/single, paired and banded multi-paned wood windows that are fixed, hopper and casement type, in a variety of sizes and shapes. The residence is set back from the street on rising ground, behind a rubble coursed rock retaining wall, that runs north, fronting the Murphy home next door. The property is sited in an informal landscape setting of low shubbery and groundcover, framed to the rear by mature pine and oaks.*

**b. Resource Attributes:** (List attributes and codes)

**4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3067-*

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

*1922 Carmel bldg. records*

**P7. Owner and Address**

*Wayne F. Klenck, et al  
4946 Sequoia Ave.  
Dublin, CA 94568*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *6/15/2002*

**P10. Survey Type:** (Describe)

*Carmel Historic Resource Inventory - 2001*

**I. Report Citation:** (Cite survey report and other sources, or enter "none")

*Carmel by-the-Sea Survey 1989-1996*

**Attachments**

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) M.J. Murphy Office

B1. Historic Name: M.J. Murphy Office

B2. Common Name:

B3. Original Use: commercial office

B4. Present Use: residence

B5. Architectural Style: Tudor Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1922 (Cbp# 335); add 1924 (Cbp# 865); polygonal bay s/side elev 1929 (Cbp# 2204); expand same bay s/side 1940 (Cbp# 658); reroof 1995 (Cbp# 95-186)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: designer/M.J. Murphy

b. Builder: M.J. Murphy

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The M.J. Murphy Office is significant under California register criterion 3, in the area of architecture, as an early and important example of traditional Tudor revival design in Carmel, and as a "model home" and office for Michael J. Murphy, Carmel's first and most prolific master-builder. M. J. Murphy built the office in the early 1920s, capitalizing on the increasing popularity of romantic pictorial residential design sweeping the country. He published a catalog about this time, called "Structures of the Period", promoting his building designs and construction abilities, employing a local writer, A. Thatcher Covely, to give the promotional piece a literary bent, w/poetry and prose in praise of quality building and quality building materials. Murphy's office bldg. is modest in size w/a dominant front gable. Its use of cement stucco for the exterior wall cladding was unusual for the early 1920s, and may have reflected the fire resistant qualities attributed to the material, given the forest setting of Carmel, as well as its more economical cost to potential buyers. Murphy often employed stucco exteriors during the 1920s. Variations on this basic design, built by Murphy, can be found throughout the City. The only changes to the building occurred along the south side-elevation, where the designer added a small polygonal bay in 1929 for more work space, then increased the size of the bay in 1940 for the same reason. All work on the office was done by Murphy. Michael J. Murphy (1885-1949), first came to Carmel in 1902, as a painter, with little training as a carpenter. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission Sts. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other single person.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Planning dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980  
Rasmussen, Lillian, bio. of M.J. Murphy, n/d  
Weekly Sun, 10/3/91

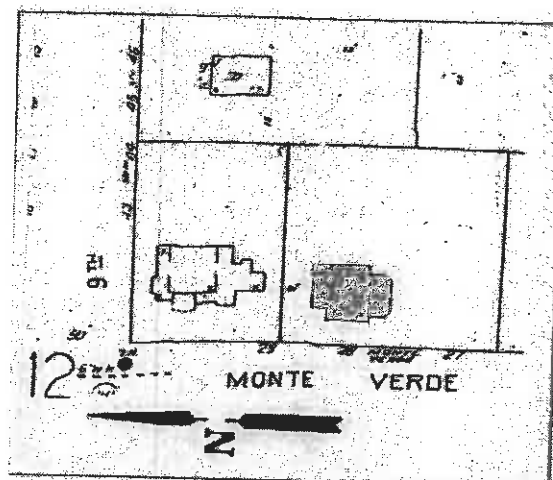
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 6/15/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

**Recorded by:** Kent L. Seavey  
**Resource Name or #:** (Assigned by recorder)

M.J. Murphy Office

**Date** 6/15/2002

☒ Continuation ☐ Update

*B10. The property is little changed from its period of occupation by M.J. Murphy and his staff, and would be easily recognizable to anyone who knew the place in the 1920s. The M.J. Murphy Office clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ Looking NW at the east facing facade,

Other Listings

Review Code

Reviewer

Date

Page 1 of

Resource Name or #: (Assigned by recorder)

J.W. Stough Cottage

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 East of Monte Verde N/side 11th (Blk 114 E pt. 18 & 20)

Parcel No. 010-182-008

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

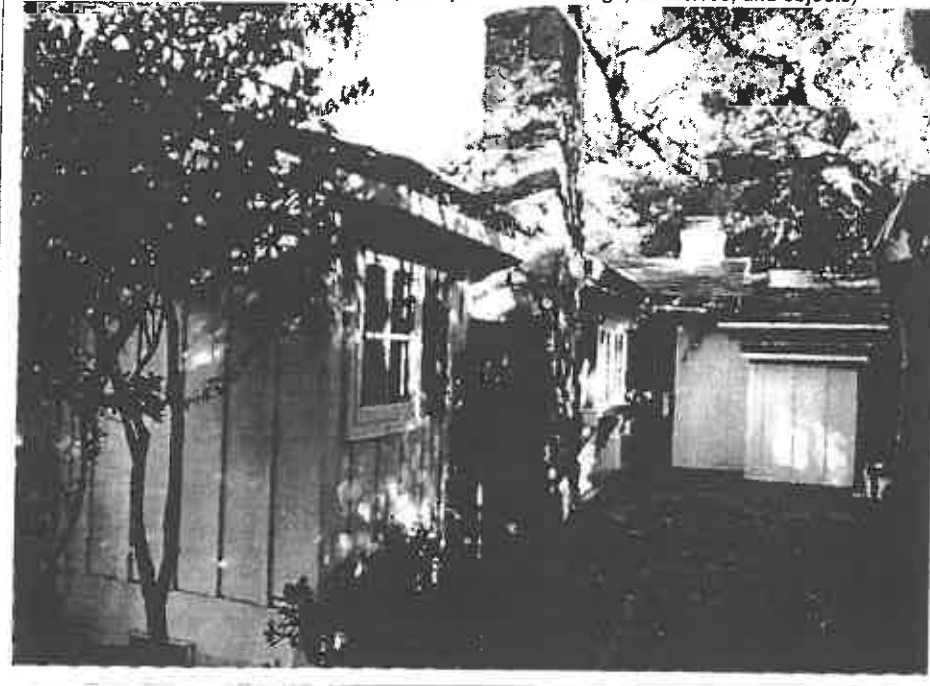
A one-story, wood-framed vernacular residence, slightly ell shaped in plan. The exterior wall cladding is a vertical board-and-batten with wide, horizontal flush wood siding below the water table. The low-pitched intersecting side-gabled roof has slightly overhanging eaves, with a fascia. There are two chimneys present, one is a rough stone exterior eave-wall type, located on the east facing facade, just north of the SE cr. of the south side-elevation. The second is a brick interior type, located in the ridge line of the 1937 addition, just east of the inside junction of the ell. Smaller shed roofs appear over a slightly projecting bay centered in the south side-elevation, and a second bay projecting south from the SE cr. of the 1937 addition. All roof surfaces are covered in wood shingle. There is a slightly projecting window on the east facing facade between the main entry, at the inside angle of the ell, and the stone chimney to the south. The entry has is a wood panel Dutch-door, glazed above. There are two sets of glazed multi-paned wood French doors. One is found on the west (rear) elevation at the SW cr. leading out onto a raised, open brick porch. The second is located on the north side-elevation, toward the west. Fenestration is irregular with some fixed, multi-paned wood windows, four light wood casement type, and some multi-paned wood casement type. There are wood plank shutters on some of the windows. There are two skylights present, one on each side of the ridge line of the 1937 addition.

b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 5028-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

ca 1906, Mo Co Book of Deeds

P7. Owner and Address

Jeanne Wesloh Trust  
1730 Poppy Drive  
Menlo Park, CA 94025

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource  
Inventory-ongoing

Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

3e 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *J.W. Stough Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed ca. 1906 (Mo Co Book of Deeds); alterations and additions, NE cr. 1937 (CBP# 226); repair termite damage 1991 (CBP# 91-109); add to rear, NW cr. 1991 (CBP# 91-138); add bath NW cr. 1992 (CBP# 92-111)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *A wood-framed, flat-roofed, board-and-batten detached one-car garage at SW cr. of parcel, designed by M.J. Murphy 1939 (CBP# 539)*

B9a. Architect:

b. Builder: *Miles Bain (1937 add)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The J.W. Stough House is significant under California Register criteria 3, in the area of architecture as one of the few remaining examples of relatively unaltered residential housing from the first decade of development in the village. As noted in the 1997 Carmel Historic Context Statement, "Many of the earliest homes built in Devendorfs and Powers' Carmel by-the-Sea were one story cottages typical of turn of the century housing elsewhere in the country". The Context Statement further notes that, "A taste for simplicity, often articulated by the use of shingles or board-and-batten siding, transcends the divisions of time and architectural fashion. Other features which regularly appear regardless of architectural style include "Dutch" doors, which can be opened on the top and left closed on the bottom, and the use of local chalkrock or Carmel stone for chimneys, paving, garden walls and exteriors". In this case the side-gabled vernacular cottage, while including the typical board-and-batten siding and "Dutch" door, preceeds the introduction of Carmel stone to general use as a building material, and has a rough field stone chimney, probably constructed by Carmel's earliest master-stonemason, Ben Turner. The employment of four-light wood casement windows also preceeds the introduction of the more commonly used Craftsman style windows, with small upper lights over a single lower pane. The Stough Cottage is an effective transitional example of the movement towards the Arts & Crafts aesthetic in the village.*

*Carmel contractor Miles Bain's sympathetic 1937 ell addition to the NE cr. of the cottage fully respects the character defining features of the original, except for his use of a brick interior chimney, which effectively differentiates the newer addition from the earlier portion of the house. The same care was employed in the 1991-92 addition at the NW cr. of the house, which is not apparent from the street.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Monterey County Book of Deeds, Bk. 96, p.3, Monterey County  
Recorder's Office, Salinas*

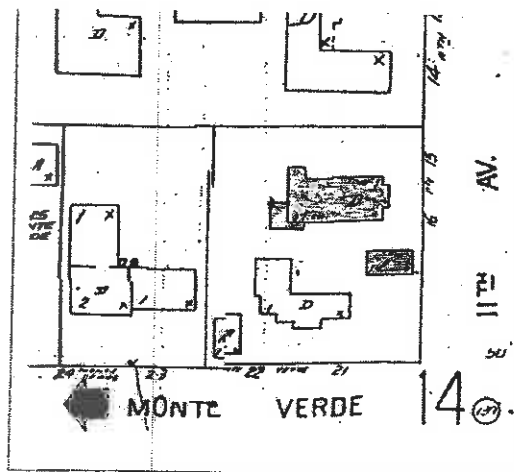
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of Resource Name or #: (Assigned by recorder) J.W. Stough Cottage  
Recorded by: Kent L. Seavey Date 9/7/2004 ☐ Continuation ☐ Update

*P3. The house is sited back from the street behind a low grape stake fence with a gated arbor entry. A serpentine brick walkway with an adjacent retaining wall of the same material leads to the entry. Tall shrubbery appears around the perimeter of the residence, but no ground cover per se. There is an ivy covered wood fence on the east side of the property and some low planting on the street side of the fence. The 1939 garage, by M.J. Murphy, is still present at the SW cr. of the parcel. The house is located in a built up neighborhood of one and two-story single family dwellings of varying styles and ages.*

*B10. Although Mr. Stough has not been found in any of the available research sources, his cottage survives him as a good example of Carmel by-the-Sea's earliest residential housing. It exhibits both the simplicity of design and elements of a decorative vocabulary that have evolved down to the present time in single family dwellings in the village. The Stough Cottage evokes a strong sense of time and place, and of feeling and association with old Carmel. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Pearl Dawson Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*3 SE of 10th E/side of Lincoln (Blk 115, Lot 6)*

Parcel No. *010-158-016*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Spanish Eclectic style residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched cross-gabled roof is covered in Mission tile, rolled at the eaves of the projecting front (west) gable, on the NW side of the facade. A tile vent appears in the gable apex on this elevation. There is a stucco-clad end-gable exterior chimney, centered in the gabled portion of the south side-elevation. It is probable that the roof toward the rear of the house is flat, and covered in tar & gravel, as a parapet wall to the rear (east), is visible from the street. The roof-plane on the south side of the projecting front gable flares to the south over an enclosed entrance porch w/round arched openings. It is at the level of a raised terrace, or open porch w/a wrought iron railing. The porch and entry are reached by two sets of straight-run, open steps leading from the street to the terrace. The steps at the street are adobe. The second set of steps, at the terrace, are stucco w/tiled treads. Fenestration is irregular, w/two large multi-paned steel casement focal windows on the facade, and single and paired multi-paned steel casement type windows around the building perimeter. The smaller of the two focal windows on the facade is in the projecting NW gable, and has a shaped base w/a flat shelf at the bottom of the window opening.*

1b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3068-*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1931 Carmel bldg. records*

P7. Owner and Address

*Arlington Investment Co.  
3160 College Ave., Suite 2  
Berkeley, CA 94705*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *9/30/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Pearl Dawson Hse.*

B1. Historic Name: *Pearl Dawson Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1931 (Cbp# 2444); termite repair 1978 (Cbp# 78-95); termite repair 1983 (Cbp3 83-35)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Wood-framed, stucco-clad, flat roofed one-car garage in SE cr. of parcel w/ vertical flush-board double-doors.*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Pearl Dawson Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of a 1931 Spanish Eclectic residential design in Carmel. The Dawson Hse., w/its low-pitched red tile roof, arched door entry, wrought-iron porch railings, clean stucco-clad exterior walls and asymmetrical facade, is a text book example of the popular Spanish Eclectic revival style of architecture. Designed toward the end of the style's popularity in 1931, the small residence was probably built as a vacation house, as the original owner does not appear in subsequent business directories. The example is not high style, but what one would find in many late 1920s subdivisions in California. However, it is unaltered except for two visits for termite repair. The Spanish Eclectic style appeared in Carmel about 1919, with the development of the neighboring Pebble Beach resort community. At Pebble Beach Spanish Eclectic design was a requirement for all residential construction until about 1937. Its introduction, and subsequent spillover to Carmel, and indeed the entire Monterey Peninsula, reached its zenith in the late 1920s when the style superseded the popular Tudor revival as the design of choice. No designer/builder has been identified for this example, but almost all of Carmel's leading contractors were familiar w/the form, and built their versions of it throughout the City. The Dawson Hse. is indicative of the changing architectural tastes in Carmel over time. It is an unaltered example of an important Carmel residential building type, and period of construction, that clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Sanborn fire insurance map of Carmel, 1930-62*

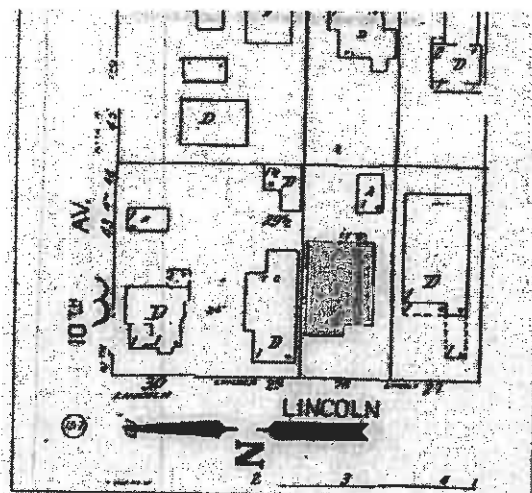
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/30/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Name of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Pearl Dawson Hse.

Date 9/30/2002

☒ Continuation ☐ Update

*P3. The house sits back from the street on eastward rising ground, in an informal landscape setting low shrubbery and ground cover. There is a wood-framed, stucco-clad, one-car garage, w/vertical flush-board double-doors, at the SE cr. of the parcel. Its flat roof is tiled at the parapet edge.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 Resource Name or #: (Assigned by recorder) Everett G. Sheperd Hse.

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City Carmel by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
4 N of 11th, E/side Lincoln (Blk 115, Lot 12)

Parcel No. 010-158-019

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Tudor Revival style residence, irregular in plan, w/a garage under the hse. below grade, and resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco, w/ wide, horizontal shiplap wood siding in the gable apexes. The steep-pitched, cross-gabled roof is covered in a fiberglass shingle w/a stuccoed interior chimney, piercing the ridge line of the main N/S building block at the intersection of the lower front gable. There is a steeply-pitched door hood w/carved trim at its base, over the principal west facing entry, at the inside corner of an ell, formed by the main building block and south side of the lower front gable. A small wall dormer faces south from the side-elevation of the lower front gable. The entry is reached by a series of open brick steps coming up from the below grade driveway, leading along a brick path to a low, open brick porch, fronting the hse. The hand rails are simple, modern metal pipe. fenestration is irregular w/a combination of single, paired and banked multi-paned wood casement type windows. The below grade one-car garage is characterized by a slightly projecting bay, capped w/a narrow shed-roof, covered in the same fiberglass shingle found on the residence. The wide, double garage doors are shaped like a Tudor arch, and are faced by vertical wood plank. Th hse. sits back from the street, behind a grassed lawn and some informal low planting, framed to the rear by mature oak trees.

**P4. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3069-

**P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

1931 Carmel bldg. records

**P7. Owner and Address**

Ann B. Wahl (Trustee)  
3622 Rudnick Dr.  
Jamul, CA 91935

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 1/21/2002

**P10. Survey Type:** (Describe)

Carmel Historic Resource Inventory - 2001

**Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Everett G. Sheperd Hse.*

B1. Historic Name: *Everett G. Sheperd Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival (English cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1931 (CBP# 2420)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Everett G. Sheperd Hse. is significant under California Register criterion 3, in the area of architecture, as an unaltered Tudor Revival design by M. J. Murphy. This neat cottage with its planked high-pitched gables, in the English fashion, is an excellent example of the changing form of the popular Tudor Revival brought on by the Great Depression. As the national economic collapse grew, home size shrank and decorative detailing began to evaporate. The Sheperd Hse. reflects this change from Murphy's usual Tudor designs, generally based on his own business office on the east side of Monte Verde, 2 south of 9th. Gone is the sweeping front gable roof w/its tiny arched windows in the gable heads, and the usual Carmel stone fencing and retaining walls associated w/Murphy's Tudor work of the late 1920s. Although the current roof covering appears to be a replacement, there are no records on file of any changes to the house since its construction in the summer of 1931.*

*Michael J. Murphy (1885-1949), the designer/builder of the Sheperd Hse. first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company, Murphy went on to become the most prolific designer/builder in Carmel's history, w/as many as 350 structures to his credit. In 1914 Murphy established his own construction firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission Sts. Murphy was the most active designer/builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character as any other single person.*

*Everett G. Sheperd was a clerk in the Carmel Grocery on Dolores. He and his partner Fred McIndoe purchased the business from the Minges family in 1937. He operated it w/his wife, Inez L. Sheperd. The Sheperd Hse. is an unaltered example of the late Tudor Revival style of architecture in Carmel, and as such reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel.  
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Polk business directories for Carmel 1930, 1937, 1939*

*Sanborn fire insurance map of Carmel, 1930-69*

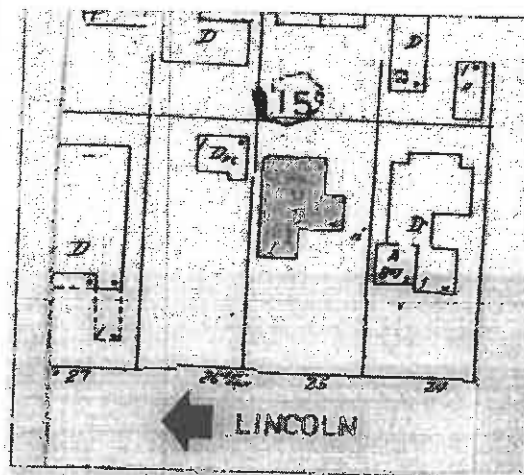
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/21/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

e of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Everett G. Sheperd Hse.

Date 1/21/2002

☐ Continuation ☐ Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 4X

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by Recorder) APN: 010-158-013

P1. Other Identifier: Dankmeyer Residence

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1947 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address East side of Lincoln between 10<sup>th</sup> and 11<sup>th</sup> City Carmel-by-the-Sea Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Block 115, Lot 14

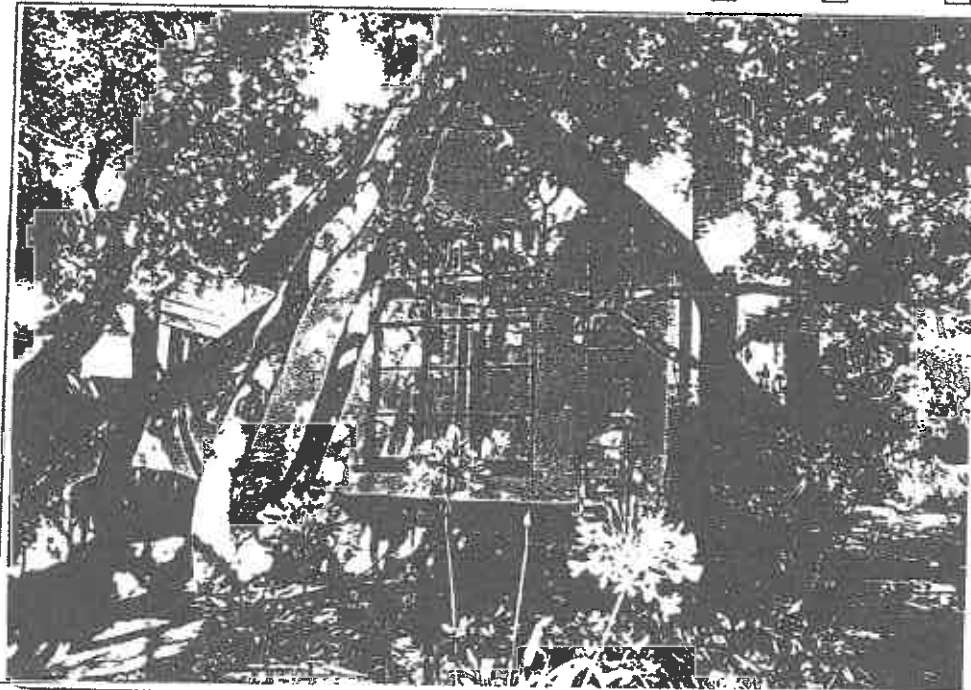
\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is located on the east side of Lincoln Street, on the fourth lot north of 11<sup>th</sup> Avenue. This residential area of Carmel is south of the commercial downtown, that generally slopes from east to west toward the coast. The houses on the east side of this block of Lincoln have varied setbacks, usually located to take advantage of the highest point on the property. Conversely, houses on the west side of Lincoln generally sit closer to the front of the lot to take advantage of the highest point on the property. Lots on the east side of the street are typically two to five feet above street level, while lots on the west generally trend toward the coast. A soft shoulder along the west side of Lincoln accommodates parking, while the east side lacks a shoulder as many of the landscaped yards edge to the street.

(See continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HPS2. Single Family property

\*P4. Resources present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Front elevation looking east: 8/31/99

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1932

source: building permits

\*P7. Owner and Address:

Ronald and Julie Dankmeyer

721 Edgewood Road

San Mateo, CA 94402

\*P8. Recorded by: (Name, affiliation, and address) S. Lassell

Jones & Stokes Associates, Inc.

2600 V Street, Ste. 100

Sacramento, CA 95816

\*P9. Date Recorded: 8/30/99

\*P10. Survey Type: (Describe)

Site specific inventory and evaluation

Report Citation: (Cite survey report and other sources, or enter "none.") Jones & Stokes Associates, Inc. 1999. Evaluation report for the

Dankmeyer residence, Carmel-by-the-Sea, Monterey County, CA. Prepared for City of Carmel-by-the-Sea, Community Planning and Building.

\*Attachments: NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**Page 2 of 4

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) APN: 010-158-013

B1. Historic Name: \_\_\_\_\_

B2. Common Name: Dankmeyer residenceB3. Original Use: Single family residenceB4. Present Use: single family residence\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1932 (construction permit #2473), at a cost of \$3,500, modified in 1978 by a 132 square foot addition (permit #78-45), at a cost of \$12,000, and again in 1994 for sidewalk and driveway resurfacing (permit #1505).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features:

Attached garage along the north side with a steeply pitched gable roof and shed door.

B9a. Architect: Guy Koeppb. Builder: Dewitt Appleton\*B10. Significance: Theme: Residential Architectural DevelopmentArea: Carmel-by-the-Sea, CAPeriod of Significance: 1905-1950Property Type: ResidenceApplicable Criteria: CRHR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Dankmeyer house is eligible for listing in the CRHR as a contributing element of the potentially eligible "District One" historic district, and is individually eligible as an example of the work of the architect Guy Koepp and prominent local builder Dewitt Appleton.

The house contributes to the historic district through its embodiment of the characteristics of the Tudor Revival style in its architectural design, and because the lot and house exhibit the development patterns typical of Carmel's early design traditions. Architectural features such as the steeply pitched rooflines, the light stucco finish contrasted with the dark window framing, the cantilevered facade on exposed beams, and the large wood double garage doors are characteristic of the Tudor Revival style that was practiced during the later stages of development within the historic district. The house retains its original integrity despite the later dining room addition which uses the same materials, scale, and fenestration patterns as the remainder of the house. The house also exhibits characteristics of the design traditions of a typical residential block in Carmel, including siting of the house at the rear of the lot to take advantage of the rise in elevation and at the north edge of the lot to afford a wide side yard, varied and naturalized landscaping, the chalkrock path that winds from the street through the wood gate to the front garden and on to the patio that is configured for outdoor living, and the presence of mature coastal oak and pine trees that add to the forested feel of this block.

(See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

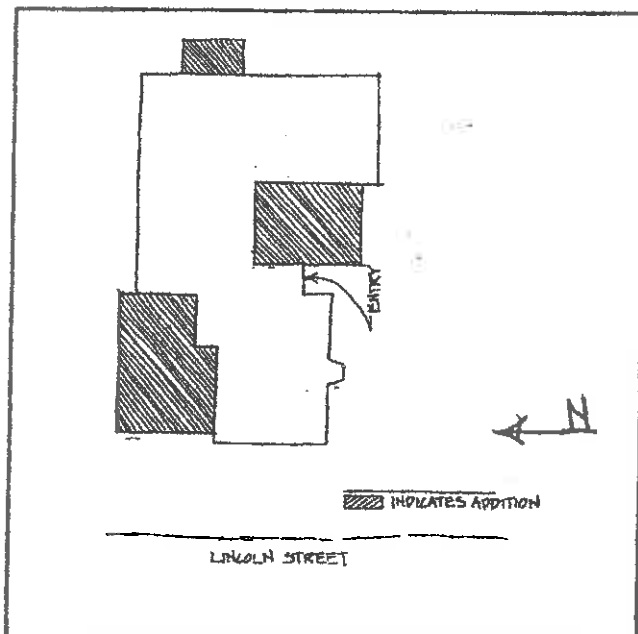
\*B12. References:

see references section of the inventory and evaluation report, Jones & Stokes Associates. 1999. Evaluation Report for the Dankmeyer Residence, Carmel-by-the-Sea, Monterey County, California.

B13. Remarks:

\*B14. Evaluator: S. Lassell, C. Fish Jones & Stokes Associates, Inc.2600 V Street Sacramento, CA 95818\*Date of Evaluation: September 9, 1999

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 4

\*Resource Name or # (Assigned by \_\_\_\_\_

APN 010-158-013

\*Recorded by S. Lassell

\*Date \_\_\_\_\_

☒ Continuation

☐ Update

**B10 Significance.**

The original architectural plans for the house were prepared by architect Guy Koepp. Building records indicate that Dewitt Appleton was the builder for the house. This was a common relationship during the period, where a regionally prominent architect would design a house and a local builder would execute the plans. Dewitt Appleton was one of the builders who contributed to much of the development of Carmel's architecture, including stately residences in the Carmel Highlands and numerous commissions throughout the Peninsula. Both Guy Koepp and Dewitt Appleton are mentioned as prominent contributors to Carmel's architectural heritage in the Historic Context Statement (Archives & Architecture 1996). This house is significant as a good example of the combined efforts of Koepp and Appleton. The original design, materials, workmanship, setting, location, and feeling of the house remain in tact. As a significant property with good integrity, the Dankmeyer residence is individually eligible for listing in the CRHR under the third criterion. The house is not significant under the first CRHR criteria, since no significant events are known to have occurred at this property. Although John and Agnes Tennis were notable members of the community, their residence was located on San Carlos Street, and the house on Lincoln Street was one of several rentals they owned in the village. Therefore, the house also does not meet the second CRHR criterion, since it is not directly associated with people significant in Carmel or California history.

Character-defining features of the house include: the cross gable, irregular plan resulting in a small, cottage-like feeling that the house portrays as viewed from the street; the steeply pitched rooflines; the light stucco finish contrasted with the dark window framing; the cantilevered facade on exposed beams; the large wood double garage doors; the siting of the house at the rear of the lot to take advantage of the rise in elevation and at the north edge of the lot to afford a wide side yard; varied and naturalized landscaping; the chalkrock path that winds from the street through the wood gate to the front garden and on to the patio that is configured for outdoor living; and the mature coastal oak and pine trees that add to the forested feel of this block.

**P3a. Description.**

The transition from the street to the house follows a six step curvilinear flagstone walkway which passes through a double arched gated entrance, leading to the house entrance and patio which skirts the southern side of the house. Either side of the entry course is thick with vegetation, including coastal oaks. The house appears to be essentially three joined sections running east-west, terminating in an "L" or "T" shape on the upper, or eastern end. Set back deeply from the street, this one story wood frame house sits on a concrete foundation wall. The western most section has a medium to steeply pitched, gable front roof and stucco wall treatments. The first floor level facing the street projects approximately eighteen inches to the west above lower level exposed square beams. The side entry, wood plank front door is recessed, located on the south wall of the west section, to the right of a tall, tapered, common bond brick chimney. Located along the western surface of the entry niche is a small leaded glass window. The southern side of the center section of the house has a twelve-to-sixteen inch wide skylight running east-west, raised about two inches from the low sloping shed roof that runs north-south. The rear section of the house has a steeply pitched gable roof which slopes at an angle perpendicular to the front section roof. The entire roof is covered with irregular composite shingle, and has exposed eaves and rounded rafter tails. The windows are generally softly recessed, created by rounded stucco edges, and the metal multiple-pane casements and fixed arrangements with brown painted wooden sills create a distinctive visual feature. From the street along the north edge of the property is a newly resurfaced (below grade) driveway leading to an attached garage with double arched doors and a steeply pitched shed roof. The front yard is set above the driveway, with the landscaped areas separated from the driveway by a stepped concrete wall.

The house appears to be integrated into its environment with large trees and dense foliage surrounding the property. Overall, the house is in good condition. The house and property are in harmony with the design philosophies, material integrity, and visual motifs that characterize the historic district.



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Norman Reynolds House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; E \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*N.W. Corner Dolores & 11th  
(Block 115 E 1/2 17 & 19)*

Parcel No. *10-158-9*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A long side-gabled one story wood frame house that rests on 14 concrete piers that run north and south across the east part of two 40'x100' lots. The east main facade features a left of center slab doorway with a low hipped roof flanked by full length louvered wood shutters. 1"x10" shiplap redwood siding is painted off white suggesting a stucco surface. An inverted trapezoid chimney mass rises behind the door. The narrow rectangular plan features a single living room on the south and two bedrooms diagonally spaced to the north that share a front corner bath. The kitchen and dining area sit behind the entry hall and open to a rear deck.*

*A sympathetic addition, consistent with the Secretary of the interior's guidelines for the treatment of historic buildings, was appended to the west side of the main living room in 1957. A detached garage was built on the north end of the property in 1960. The low gabled composition roofs of the additions match those of the house. A proposed oval-shaped piano-hinged window ventilating the front bath was replaced during the original 1937 construction by a rectangular 1 over 1 sash window. The bedroom and kitchen windows are 3-paned casements grouped in pairs and threes. Two 4-panel french doors lead from the dinette out to the rear deck.*

P3b. Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing ☒ Photograph required for buildings, structures, and objects

P5b. Description of Photo: (View, date, accession #)



P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*1937 - Carmel Building Files*

P7. Owner and Address

*John Kerby-Miller  
P.O. Box 974  
Carmel, CA 93921 624-4385*

P8. Recorded by: (Name, affiliation, and address)

*Richard N. Janick, P.O. Box 223408, Carmel, CA 93921*

P9. Date Recorded: *9/12/2001*

P10. Survey Type: (Describe)

*HRI - Carmel 2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder)

Norman Reynolds House

B1. Historic Name: Norman Reynolds House

B2. Common Name: Kerby-Miller House

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: Pre-Fabricated Modular Housing 1930s

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #274, June 1937, One story end gabled frame house Designed by Architect Robert Stanton - \$3,400 Contractor: John Williams. Original plans in Carmel Building Files. (Continued on Page 3)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. Based on Honey-Moon Cottage Pre-Fab project by Wallace Neff and Robert Stanton (1934-35 - (Continued on Page 3)

B9a. Architect: Robert Stanton

b. Builder: John Williams

B10. Significance: Theme: Pre-Fab Construction

Area: Carmel

Period of Significance: Pre-WWII

Property Type: Single Family Residence

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies for the CPHR under Criteria #3 as the second example of "The Honeymoon Cottage." Designed by architects Wallace Neff and Robert Stanton in 1934-35, as the western United States' first pre-fabricated house. The name was provided by film star Mary Pickford. The other example is off Pacific Street in Pacific Grove adjacent to one of the fairways of the Pacific Grove Municipal Golf Course.

Robert Stanton was the dean of Peninsula architects whose large projects in Salinas, King City, and Monterey made his firm the area's largest and a training ground for a whole generation of local architects of the 1950s and 1960s. The cottage was featured on the front page of the Christian Science Monitor, and a model home was built for public inspection. Stanton also was Sam Morse's chief plan reviewer for homes built in Pebble Beach. His wife Virginia was a major editor of House Beautiful, and the Stantons were cultural philanthropists to the whole Monterey Peninsula area. (See attached sheets.) Only two known versions of the Honeymoon Cottage are known to exist, and both are on the Monterey Peninsula. The Norman Reynolds house clearly reflects the finding of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 Single Family Residence

B12. References:

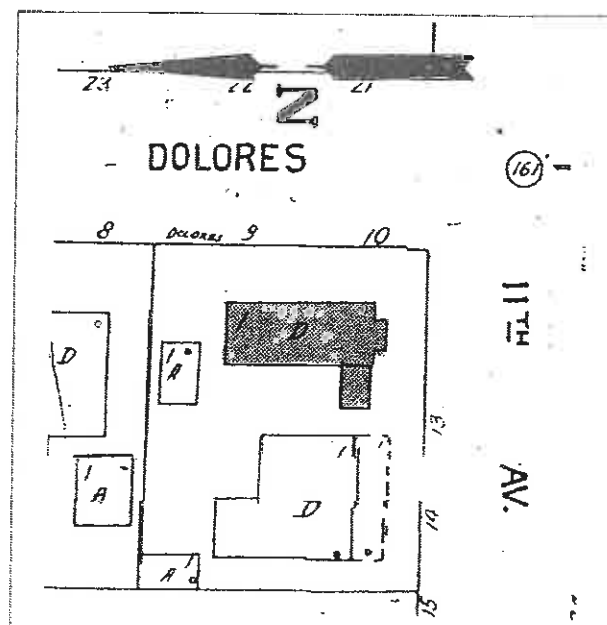
1. Robert Stanton Vitae: See attached sheet.
2. The Romance of Regional Architecture: Wallace Neff 1895-1982, The Huntington Library, San Marino, CA 1989. Pgs. 69-75.

B13. Remarks: Zoning R-1 CHCS (AD)

B14. Evaluator: Richard N. Janick

Date of Evaluation: 9/12/2001

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Norman Reynolds House

Recorded by: Richard N. Janick

Date 9/12/2001

☒ Continuation ☐ Update

**B6. Construction History** (Continued from Page 2)

2. Permit #3063 July 9, 1957 - Living room and bath addition to S.W. Rear \$1,500 Contractor: Owner Sinclair Kerby-Miller (Owner since March 31, 1955)
3. Permit #3689 June 20, 1961 - Build new garage (\$1,200) Owner-Contractor Sinclair Kerby-Miller
4. Permit #4637 - June 16, 1967 - Install door from living room to south garden and heating works.

**B8. Related Features** (Continued from Page 2)

Los Angeles) Original version is located on the Pacific Grove Public Golf Course (Pacific Street)

2. Bathroom facade features rectangular 1/1 sash window rather than oval window in original pre-fab designs.

Primary #	
HRI #	
Trinomial	
NRHP Status Code	5S1

Other Listings	Review Code	Reviewer	Date
Resource Name or #: (Assigned by recorder) Community Church Rectory			

P1. Other Identifier:

P2. Location: Not for Publication ☐ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.  
c. Address: City Carmel-by-the-Sea Zip 93921  
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NE cr. Lincoln and 11th (Blk 115 Lot 20)

Parcel No. 010-158-011

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Spanish Eclectic style building, slightly U shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured-cement stucco. The low-pitched intersecting gable roof system forms a shallow U w/the open end facing south. It is covered in Mission tile. The roof plane on the east wing of the U is slightly different from the west wing, and main building block. There is a stuccoed, exterior eave-wall chimney, located toward the front (south) of the residence along the west side elevation. A second, stuccoed interior chimney appears in the roof-plane of the rear (north) elevation, toward the west. The main entry, on the south, is recessed behind a decorative wood post and lintel frame w/rounded corbels. It is located at the inside corner of the west wing and main building block. The width of the entry opening was slightly reduced by a bathroom addition in 1955. Fenestration is irregular, with a large, arched multi-paned steel casement focal window at the gable end of the west wing, and paired and banked multi-paned steel casement type, in varying sizes, throughout. The house sits on a corner lot, at the top of a slightly rising slope, screened by mature pines to the west, along Lincoln, and low groundcover along the 11Ave. frontage. The small board-and-batten one car garage in the NE corner of the parcel is not a contributor.

4b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3070-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930 Carmel bldg records

P7. Owner and Address

Heather Rountree Trust  
P.O. Box 1796  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 5/8/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Community Church Rectory*

B1. Historic Name: *The Manse*

B2. Common Name:

B3. Original Use: *church rectory*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1930 (Cbp# 2290); minor alteration to entry 1955 (Cbp#2698)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *wood frame garage NE cr of parcel (after 1930)*

B9a. Architect: *Swartz & Ryland*

b. Builder: *Miles Bain*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Community Church rectory is significant under California Register criterion 3, in the area of architecture as a basically unaltered example of Spanish Eclectic residential design by the well known firm of Swartz & Ryland.*

*J. Frank Devendorf donated two lots to the Methodist Church at the NW cr. of Lincoln and 7th in 1902. In 1904-05 the first church building was constructed in a Mission Revival design, and with additions was in place until 1940. The Spanish Eclectic rectory at Lincoln and 11th, by Fred Swartz and C.J. Ryland was designed to compliment the early California character of the existing church building. Swartz & Ryland were a San Joaquin Valley firm from Fresno that had come to the Peninsula as early as 1925 to work for the Roman Catholic Diocese of Pacific Grove. They would later design and build Sunset School. C.J. Ryland would then go on to several independent residential commissions.*

*The rectory is a good example of the popular Spanish Eclectic form, with plain stuccoed exterior walls, artfully placed multi-paned windows, some of which are arched, low-pitched red Mission tile roof, w/some variation in the planes, suggestive of Andalusian models for the romantic mode. The only change to the building was a minor shortening of the recessed principal entry, to allow space for an extra bathroom. Visually one cannot discern this alteration, as the original post-and-lintel decorative door-frame is still in place. While not as popular as Tudor derived designs, the Spanish Eclectic did have a certain vogue in the 1920s, probably from their prevalence in the gated Pebble Beach community adjacent to the City. Eclecticism is one of the salient features of early Carmel's designer/builders. The rectory clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

**B12. References:**

*Carmel bldg records, Carmel Planning Dept, City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Carmel Pine Cone, 11/1/79*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Sanborn fire insurance map of Carmel, 1930-62*

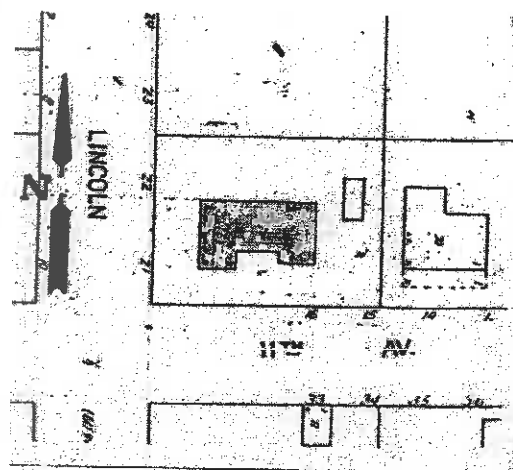
B13. Remarks: *zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

**Primary #**  
**HRI #**  
**Trinomial**

**Recorded by:** **Resource Name or #:** (Assigned by recorder)  
Kent L. Seavey

Community Church Rectory

**Date** 5/8/2002

☐ Continuation ☐ Update

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page of

Resource Name or #: (Assigned by recorder) Marchen Haus

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address:

City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE cr. Dolores & 11th (Blk 116, Lots 18, 20)

Parcel No. 010-155-010

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, wood-framed Tudor Storybook cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is textured "Comstock stucco" w/false half-timbering, and a Carmel stone veneer around the base of the residence. The steeply-pitched cross-gabled roof system, w/its rolled edges, is covered in an irregular coursed wood shingle laid to look like thatching. A massive, irregularly shaped interior Carmel stone chimney rises from the apex of a 45 degree angle at the front (SW) of the building, separating the living from the dining room. Fenestration is irregular w/a combination of single, paired and banked multi-paned wood windows that are fixed, or casement type. Doorways, instead of being squared across the top, are cut with irregular curves, as are the window casings in the cottage's gable ends. Skirt boards at the window openings are similarly fashioned, giving the residence the visual quality of children's book illustrations of the era. A bedroom addition to the rear (north) and kitchen addition to the east, executed in 1964, are both compatible with the historic character of the building, and in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The house sits in the middle of two lots on a prominent corner, surrounded by mature pines in an informal landscape setting.

b. Resource Attributes: (List attributes and codes)

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: 3071-

P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

Roesch Family Trust  
P.O. Box 5294  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 6/5/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")  
Carmel by-the-Sea Survey 1989-1996

Attachments

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Marchen Haus*

B1. Historic Name: *Marchen Haus*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1926 (Cbp#1098); bedroom add to rear (north) 1964 (Cbp#4196); kitchen add e/side elev. (Cbp#4206)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *wood-frame garage added NE cr of parcel 1933 (Cbp#2564); garage replacement, same loc. 1964 (Cbp 4175)*

B9a. Architect: *designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Marchen Haus is significant under California Register criterion 3, in the area of architecture as an excellent example of the trend setting Tudor Storybook residential design of Carmel master-builder Hugh Comstock. The original five room house was one of Comstock's largest residential designs in his Tudor Storybook mode. Executed two years after his first "Dolls House", it exhibits all of his characteristic decorative elements, except for a bubble rock roof that has been replaced by an equally appropriate steamed wood shingle example, closely resembling thatch. The "Comstock stucco" exterior wall cladding appears to have the pine needles associated with this material, and all of the exterior false timbering, door and window casings have been carved and trimmed at the edges to give them what the press of the time noted as, the appearance of the work of gnomes, "made from rock hatchets or flint edged knives." The description of the fireplace is worth noting, as it was executed by Fred Coleman, the master-mason who supervised the rock work for Charles Greene's James Hse. in the Carmel Highlands, a few years earlier. "The chimney is neither round, square or rectangular. It is fantastic in its grotesque mis-shapen form, wide at the floor line, running in a bit in the center, and bulging out again near the high peak of the roof-ceiling. And on the outside the rocks of the chimney extend quite a way down the roof to give the idea of being massive. On the top of the chimney set two chimney pots, one higher than the other." Outside of Michael J. Murphy, Hugh White Comstock (1893-1950), was the most important early builder in Carmel. Comstock designed, and constructed the first "fairy-tale" cottage in the village in 1924. His "Doll's House" struck a chord within Carmel's artistic community. His storybook cottage style was a whimsical caricature of the popular Tudor mode, with few straight building lines, especially in his signature Carmel stone chimneys. Their wood frames were clad w/a mixture of plaster and pine needles, trowled over burlap to create an uneven, textured surface. Randomly carved pieces from door and window casings added to the rustic effect.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Planning Dept., Carmel City Hall  
Carmel Historic Context Statement 1997  
Monterey Peninsula Herald, 3/13/26  
Rasmussen, Lillian, brief biography of Hugh White Comstock,  
MARI, n/d  
Sanborn fire insurance map of Carmel 1930-62*

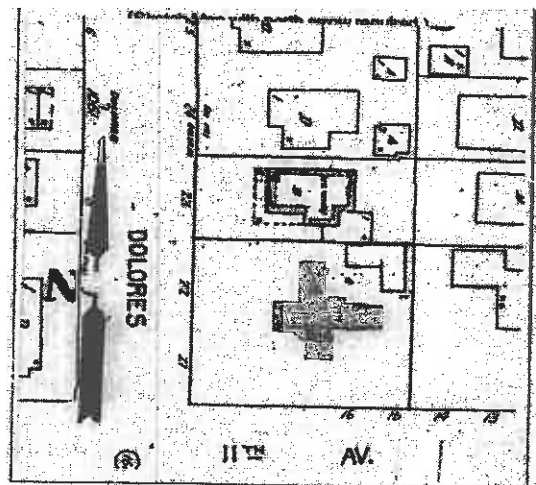
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *6/5/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

e of Resource Name or #: (Assigned by recorder) Marchen Haus  
corded by: Kent L. Seavey Date 6/5/2002 ☒ Continuation ☐ Update

*B10. Possibly more than any other designer/builder, Hugh Comstock defined the residential character of Carmel in the 1920s, and to a considerable degree his designs have set the architectural tone for the village to this day. The two 1964 additions to the Marchen Haus were designed in keeping with the style and character of the original building, and meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. In spite of the additions, Marchen Haus is one of Comstock's best designs. It was created for Oakland attorney, Milton W. Dobezensky. The residence clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

M.J. Murphy Spec. Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

; \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 E of Mission, N/side of 11th (Blk 117, Lots W 1/2 17, 19)

Parcel No. 010-152-009

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

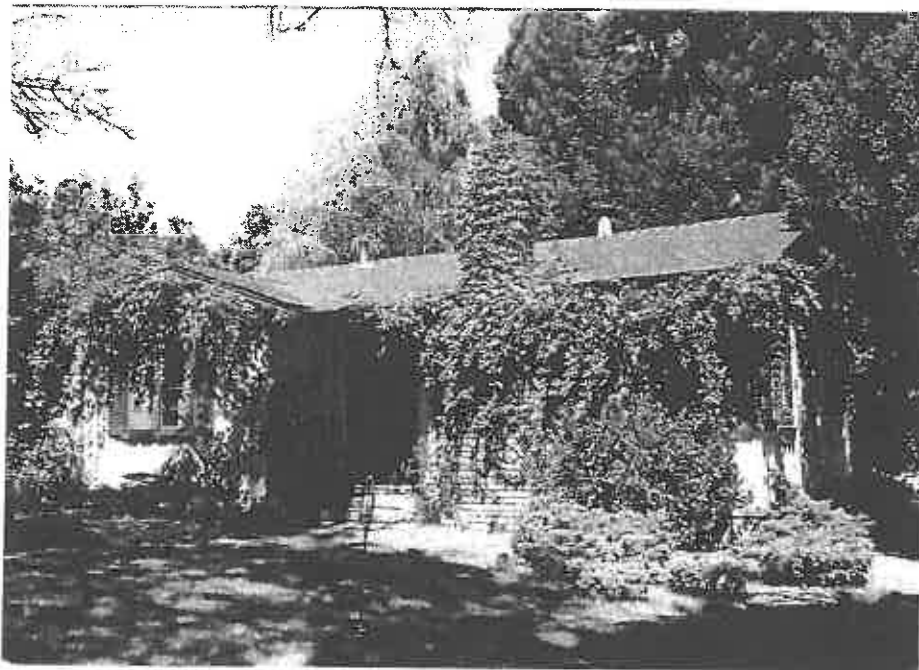
A one-story, wood-framed vernacular residence, basically square in plan, resting on a concrete foundation. The exterior wall cladding is vertical-board-and-batten. The low-pitched cross-gable roof is covered in composition shingle and slightly overhangs the eaves, w/exposed rafter-tails. There is a lower projecting bay at the west side of the south facing facade. A partial width extension of the main roof slightly overhangs the entry door forming a hood. The entry is located just east of the inside of the ell formed by the bay. Fenestration is irregular paired banked and banded multi-paned wood windows, some fixed, some sliders and some casement type. A band of six lights wraps around the SE cr. of the residence as a focal window. There is a brick, exterior eave wall chimney between the main entry and the six light band of windows. It does not appear on the original plans, and there is no later permit for its construction in the bldg. file. It appears to have been a change in the original design. A small, board-and-batten one-car garage, of earlier construction is located facing the street at the SW cr. of the parcel. The house sits well back on its lot, mostly covered w/flowering vines behind a wide, unkept lawn, and framed by mature trees to the north.

ib. Resource Attributes: (List attributes and codes)

1. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3072-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1939 Carmel bldg. records

P7. Owner and Address

K. Jeffrey Johnson  
11 Deer Pass  
Holmdel, NJ 07733

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/9/2002

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *M.J. Murphy Spec. Hse.*

B1. Historic Name: *M.J. Murphy Spec. Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1939 (Cbp# 490)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Board-and-batten one-car garage, SW cr. of parcel, constructed prior to the residence, possibly as early as 1923.*

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The M.J. Murphy Spec. Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of the later work of Carmel master builder, Michael J. Murphy. The little spec. hse. is a greatly simplified version of Murphy's early Craftsman residences in the village and was probably constructed as a potential vacation hse. By 1939 Murphy was one of the most successful builders in Carmel. He not only designed and built residential and commercial buildings, but supplied most of the materials for them as well. His M.J. Murphy, Inc., established in 1924 sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop. Murphy could well afford to develop his own properties, and did so. His credo had always been based on quality of materials and of craftsmanship, and although he could build in any style desired, his affinity for the use of natural materials in regional styles was well known. The mass and shape of the building envelope of the spec. hse. are close to the Minimal Traditional form of his immediate neighbor, Adrian McEntire's house, constructed in the same year, 1939. However, Murphy choose to continue with Carmel's traditional board-and-batten look. The only other concession to modernity on Murphy's part was the banked wrap-around window on the SE cr. of the small house. In this he employed the tall, multi-paned banked windows of the Craftsman era. The success of the design is in its continued unaltered existence as a vacation home.*

*Michael J. Murphy (1885-1949) first came to Carmel in 1902, as a house painter, with little training as a carpenter. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1924 Murphy established his own contracting firm, and in 1924, as noted above, M.J. Murphy, Inc. came into existence. He was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other single person.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Sanborn fire insurance map of Carmel, 1930-62*

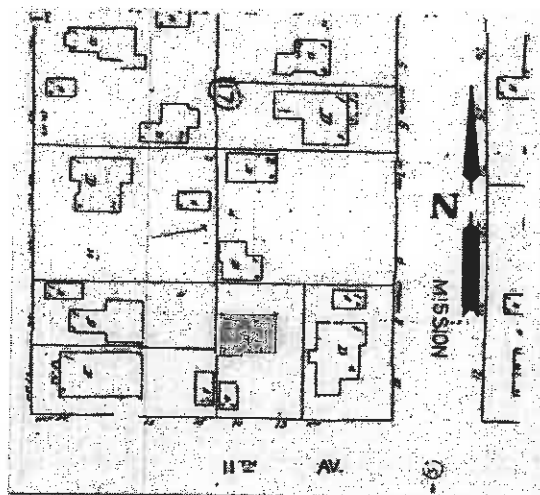
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/9/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Age of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

M.J. Murphy Spec. Hse.

Date 9/9/2002

☒ Continuation ☐ Update

B10. His 11th Ave. spec. hse. is an excellent reflection of Murphy's basic design aesthetic realized in a modest vacation cottage. The M.J. Murphy Spec. Hse. is bound to provide information important to the understanding of M.J. Murphy's architectural contributions to the character of the Village. It reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)  
(View toward ). Photo No: 3073-, .

Primary #	
HRI #	
Trinomial	
NRHP Status Code	5S1
Other Listings	
Review Code	
Reviewer	
Date	

Page of Resource Name or #: (Assigned by recorder) Adrian W. McEntire Hse.

**P1. Other Identifier:**

**P2. Location:** ☒ Not for Publication ☐ Unrestricted **a. County** Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**b. USGS 7.5' Quad** Date T ; R ; 1/4 of 1/4 of Sec ; B.M.  
**c. Address:** City Carmel-by-the-Sea Zip 93921  
**d. UTM:** (Give more than one for large and/linear resources) ; mE/ mN  
**e. Other Locational Data** (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NW Cr. of Mission & 11th (Blk 117, Lots E 1/2 17, 19)

Parcel No. 010-152-008

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Minimal Traditional style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a narrow, horizontal drop wood siding w/corner boards. The low-pitched cross-gabled roof is covered in composition shingle and slightly overhangs the eaves. There are two lower projecting bays, one facing east at the NE cr. of the building, and one projecting to the south at the SW corner. A partial-width gabled porch projects slightly from the center of the rear (west) elevation. A brick interior chimney is located just west of the ridge line, slightly offset to the south. The main entry is located just south of the inside corner of the ell formed by the NE projecting bay. It is on a slightly raised open stoop and has an open hand-rail w/simple balusters. Fenestration is irregular w/a combination of single, paired and tripartate wood windows, some 1/1 double-hung sash, some casement type and one large, fixed focal window on the south side of the east facing facade. All windows have their original out-of-scale wood louvered shutters. There is a wooden, multi-paned French door in the east elevation of the SW projecting bay reached by open concrete steps. The original plans for the house show a 1/1 double-hung sash window at this location, and there are no permits present for a remodel. The French door may have been a change in the original design. Of particular interest are the narrow horizontal muntins in the windows, that give the house a decidedly horizontal appearance.

**b. Resource Attributes:** (List attributes and codes)

**1. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



**P5b. Description of Photo:** (View, date, accession #)  
(View toward ). Photo No: 3074-.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1939 Carmel bldg. records

**P7. Owner and Address**

Janis Keller  
P.O. Box 3206  
Carmel, CA 93921

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 9/9/2002

**P10. Survey Type:** (Describe)

Carmel Historic resource Inventory - 2001

**1. Report Citation:** (Cite survey report and other sources, or enter "none")

one

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

NRHP Status Code

5S1

je of

Resource Name or #: (Assigned by recorder) *Adrian W. McEntire Hse.*

B1. Historic Name: *Adrian W. McEntire Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Minimum Traditional*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1939 (Cbp# 503)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Detached wood-framed one-car garage to the north of the main hse. Constructed w/the house, same style and materials. A small shed was added to the rear of the garage in 1970 (Cbp# 70-1)*

B9a. Architect: *designer/Adrian McEntire*

b. Builder: *Adrian McEntire*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Adrian McEntire Hse. is significant under California Register criterion 3, in the area of architecture as a representative example the changing character of residential design in Carmel at the end of the Great Depression. It is also significant as the owner/builder home of Adrian Wilkison McEntire, a contractor who had worked in the City since 1924. The economic Depression of the 1930s produced a compromise building style which reflected traditional Eclectic homes, but lacked their decorative detailing. Roof pitches tended to be low. Eaves and rake were close, rather than overhanging as in the succeeding Western Ranch House style. There is usually a single chimney present, and at least one front facing gable. These houses were built in great numbers immediately preceeding and following WWII. They commonly dominate the large tract-housing developments of the period. Except for the interesting muntin treatment of the windows, the McEntire Hse. reflects the earlier eclectic Colonial Revival form. The use of horizontal muntins for residential window treatment came in the mid-1930s from the "speed lines" of the Streamline Moderne style. They were subtle suggestions of rapid movement and were seen on everything from automobiles to toasters during the period. McEntire's decision to employ them, rather than the small, square 6/6 or 6/1 lights generally associated w/the Colonial Revival mode suggests the designer/builder was aware of the trend, and wanted to keep up-to-date, or was interested in maintaining the decidedly horizontal attenuation of his residence. It is unusual to find so many designer/owner/builder homes in a single community like Carmel, especially with a number of them still intact as constructed. Builders residences and offices tended to act as "model homes" for potential clients.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Carmel Pine Cone, 2/5/59  
Sanborn fire insurance map of Carmel, 1930-62*

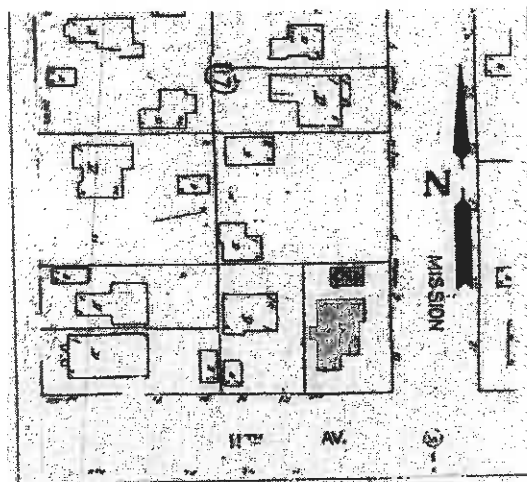
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/9/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

ge of Resource Name or #: (Assigned by recorder)

Adrian W. McEntire Hse.

corded by: Kent L. Seavey

Date 9/9/2002

☒ Continuation ☐ Update

P3. The house is sited on a slight rise, and is surrounded by a low, open planked wood fence. The landscape setting is one of grassed laws w/perimeter planting beds of low shubbery and flowers.

B10. Adrian W. McEntire (1891-1959) was a native of Utah, who came to Carmel as a carpenter in about 1924. When he became an independent contractor is not clear, but he was so listed in the local Polk directory for 1939, the year he constructed his home. His name appears from time to time in the *Monterey Peninsula Herald's* builders pages in the 1930s. His "modern" house appears to be intact as constructed in 1939, and is an excellent representative example of the changing architectural character of the village just prior to WWII. The McEntire Hse. reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 3075-, .

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ Looking SE at the b/side elev., & west facing

**Other Listings**

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder)

Anne Martin House

**P1. Other Identifier:**

**P2. Location:**

☐ Not for Publication ☒ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 NE of 11th, E/side Mission (Blk 118, S pt 14, N pt 16)

Parcel No. 010-075-023

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, irregular in plan, resting on a raised concrete foundation. The exterior wall cladding is wood shingle, with about one foot to weather. The shingle is slightly flared at the water-table. The low-pitched intersecting hipped roof has wide, overhanging eaves with exposed rafter-tails. It is covered in wood shake. There is one, exterior eave wall Carmel stone chimney present. It is located on the west (front) elevation just south of the entry porch. Fenestration is irregular with single and paired casement type Craftsman windows. Two windows on the south side-elevation project slightly from the building envelope. There is a more pronounced projecting bay window, carried on wooden brackets, on the north side-elevation, just to the rear (east) of an open, straight approach wood stair with closed rail, leading to an entry on the north side of the NW cr. of the residence. The principal entry is enclosed, and centered on the west facing facade. It is raised, and reached by an open Carmel stone stair with closed rail. The Craftsman style entry door has a four light glazed panel above three vertical wood panels below. There is a raised, open Carmel stone terrace at the SE cr. of the residence, reached by an open stair similar to the main entry. The house is sited well back from the street, faced with ivy, in an informal landscape setting, embowered by several mature oak trees.

**b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present**

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 5016-.

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1923, Monterey Co. Book of Deeds, Vol. 24, P. 464

**P7. Owner and Address**

Joseph M., & Barbara Barron  
P.O. Box 1106  
Carmel, CA 93921

**P8. Recorded by:** (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

**P9. Date Recorded:** 9/7/2004

**P10. Survey Type:** (Describe)

Intensive-Carmel Historic Resource  
Inventory-ongoing

**P1. Report Citation:** (Cite survey report and other sources, or enter "none")

none

**Attachments**

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je 2 of

NRHP Status Code

Resource Name or #:(Assigned by recorder) *Anne Martin House*

B1. Historic Name: *"The Chinquapins"*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History:(Construction date, alterations, and date of alterations)

*Constructed 1923 (Monterey Co. Book of Deeds); kitchen remodel 1961 (CBP#3713); small portion of building envelope removed along s/side elev., room added to rear along same elevation 1986 (CBP#86-20)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Designer: M. J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Anne Martin bungalow is significant under California Register criteria 2, for the contributions of Dr. Anne Martin, pioneer champion of woman's rights in America. Born in Empire City, Nevada in 1875, Anne Henrietta Martin received her A.B. degree from the University of Nevada in 1894. She also earned an A.B. and M.A. in history from Stanford University and the Universities of Leipzig and London. She headed the History Department of the University of Nevada from 1897-1899. From 1906 to 1910 she was active in the British suffrage campaign, and was imprisoned for suffrage demonstrations. From 1911 to 1914 Ms. Martin was president of the Nevada Equal Franchise Society, and organized the women of Nevada. From 1915 to 1918 she was active in the National Women's Party, where she served as National Chairman, and was active in the National American Women's Suffrage Association. In 1918 she became the first woman to run for a senatorial seat in the United States. She campaigned for the Senate to fill the post vacated by the death of Senator Francis G. Newlands, of Nevada. Anne Martin chose to bypass the male-dominated political parties and took her case to the people as an independent. Her platforms merged concerns for women's economic and political equality with other progressive issues. She was defeated in the 1918 election and in that of 1920, when she ran again on an independent ticket.*

*Anne Martin moved to Carmel with her mother in 1921, buying the Mission St. property in the Spring of 1923, and having M.J. Murphy construct her residence in the Fall. From the village she wrote extensively for American and British magazines and became an active participant in the Women's International League for Peace and Freedom (WILPF). She served as Western Regional Director of the WILPF from 1926 to 1931. She was a delegate to the organizations World Congress in Dublin in 1926, and in Prague in 1929. She resigned from the WILPF in 1936 due to a disagreement with the management. She later became involved with the Peoples Mandate to Governments to End War.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP38 - Women's property*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997*

*Bancroft Library, Inventory of the Anne Henrietta Martin Papers  
1892-1951, U.C. Berkeley: Berkeley, CA, 1997, BANC MSS P-G  
282*

*Carmel Pine Cone (Obit.) Anne Martin, 4/20/51*

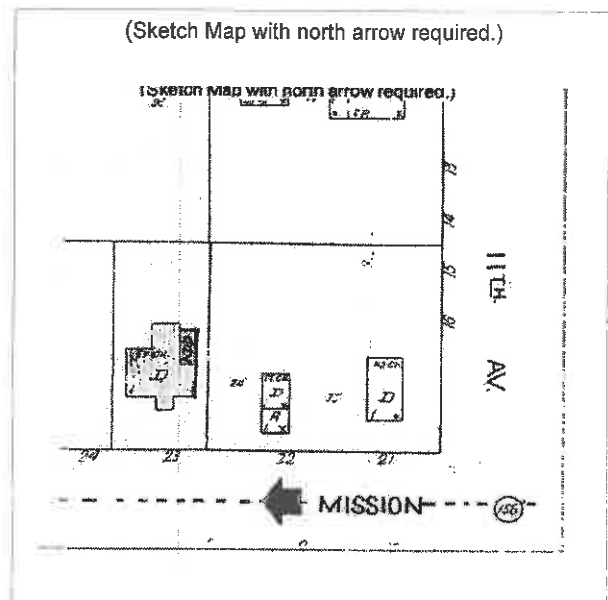
B13. Remarks: *Zoning R-1  
CHCS (AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of  
Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Anne Martin House

Date 9/7/2004

☐ Continuation ☐ Update

P3. In 1986 a lot split required the removal of approximately three feet of the building envelope off the south side-elevation, to meet city setback requirements. A small addition was built at the NE cr. of the building to recapture the lost space. The work was executed by noted Carmel architect Thomas Elston. He respected the craftsmanship of the first designer, village master-builder M.J. Murphy, by maintaining the original shingle pattern and reusing the existing Craftsman style windows. If one was not aware of the alteration, it would not be recognizable as such.

B10. Martin was awarded an honorary doctoral degree from the University of Nevada in 1945. Her citation read in part: "Native daughter, distinguished alumna, student and scholar, inspiring teacher, disciple of world peace, pioneer in the triumphant struggle for women's rights, leader of woman kind..." In the aftermath of WWII Dr. Martin was appointed to be one of the three observers to the Post War World Council in San Francisco in 1945.

Dr. Anne Martin was a significant national and world figure in the international women's rights movement. Much of Martin's productive adult life was spent working from her small home, "The Cinquapins", on Mission Street in Carmel. She was one of the independent, academic, literary and creative residents that inhabited Carmel during the early years of its development. The Anne Martin House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of arts and culture.

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Resource Name or #: (Assigned by recorder)

Col. Henry L. Watson hse.

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☐ Not for Publication ☐ Unrestricted

a. County **Monterey**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

; R \_\_\_\_\_

; 1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

; \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City **Carmel by-the-Sea**

Zip **93921**

d. UTM: (Give more than one for large and/linear resources)

; \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

**NE cr. Torres & 11th (Blk 120, Lots 3, 4)**

Parcel No. **010-331-006**

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A three-story wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched, intersecting hipped-roof system steps up slightly from NE to SW along the long axis of the building. There is a slight overhang of the Spanish tile roof at the eave line. A large, exterior eave wall stuccoed chimney is found toward the NE along the NW facing facade. A second chimney, of the same style, appears near the NE cr. of the building. The principal entry is located toward the SW end of the facade, near the inside ell of a projecting corner bay. It is recessed into the wall under a decorative arch in the form of a scalloped sea shell. An exterior partial-width terrace is found on the rear (SE) elevation, enclosed by a wrought iron rail. Small, second and third floor balconies are found on the bay and main building block at the SW end of the building. They are supported on shaped stuccoed bases w/wrought iron rails, and are accessed by multi-paned French doors. Fenestration is irregular, w/a combination of single and paired steel casement windows in a variety of sizes, as well as numerous French doors, opening onto the ground floor patios and second floor terraces. A number of the windows have wrought iron grilles.*

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
(View toward \_\_\_\_\_). Photo No: **3076-**

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

**1925 carmel bldg. records**

P7. Owner and Address

**Kenneth Hess**

**P.O. Box 5038**

**Carmel, CA 93921**

P8. Recorded by: (Name, affiliation, and address)

**Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950**

P9. Date Recorded: **6/30/2002**

P10. Survey Type: (Describe)

**Carmel Historic Resource Inventory - 2001**

P11. Report Citation: (Cite survey report and other sources, or enter "none")

**Carmel by-the-Sea Survey 1989-1996**

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

Page of

NRHP Status Code

5S1

Resource Name or #:(Assigned by recorder) Col. Henry L. Watson hse.

B1. Historic Name: Col. Henry L. Watson hse.

B2. Common Name: Hess Hse.

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Spanish Eclectic

B6. Construction History:(Construction date, alterations, and date of alterations)

Constructed 1925 (Cbp#1053); patio work & fountain 1989 (Cbp#89-182); perimeter wall & fence 1990 (Cbp#90-157), chnge wood sash to steel, no record in files; reroof w/Spanish tiles 1997 (Cbp#97-109) minor window changes 2002 (Cbp#AD 02-3)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: Small detached studio to rear (NE) of main residence 2004 (Cbp#98-165)

B9a. Architect:

b. Builder:

B10. Significance: Theme: Architectural development/Arts & Culture Area: Carmel by-the-Sea

Period of Significance: 1903-1940 Property Type: single family residence Applicable Criteria: CR 2,  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Henry L. Watson Hse. is significant under California Register criterion 2, for the contributions to culture and the arts by Countess Claude Kinnoull, during her residency in the post WWII era. it is also significant under criterion 3, in the area of architecture and landscape architecture as one of the last large estates (1 1/2 acres) remaining in the City of Carmel by-the-Sea from the period of the 1920s. The large, Spanish Eclectic villa is sited in the middle of a formal landscape setting of mature trees, lawns and planting beds. It was constructed for Army Major Henry Lee Watson, a well known aviator, who made the first Army flight ever over the Sierra Nevada and the first flight over the Pacific northwest. Watson was also a WWI flying ace. While in Carmel, Watson was briefly in partnership w/area contractor J.C. Anthony, and others including Jo Mora, in a residential development on the Monterey mesa, involving the construction of adobe homes for working artists. Mora's son, Jo, Jr. noted that his father was not the designer of the Watson Hse. A question that has yet to be answered. Maj. Watson was one of the leading figures in establishing an airport on the Monterey Peninsula, before he moved to Southern California in 1927, to run the Adobe Hotel in Twentynine Palms. The most noted local owner was Countess Claude Kinnoull, artist, writer, civic activist and philanthropist who bought the property in 1948. A talented portrait painter, she was an active member of the Carmel Art Association. She also wrote travel books, and related her own adventures as an agent for the British and French secret services in the days preceeding WWII. A strong supporter of animal welfare, she was active personally and financially in the SPCA, as well as supporting various other local institutions. She lived the remainder of her productive life on the estate. While somewhat altered over time, those changes that have occurred have been sympathetic to the character defining features of the original residence, and anyone who knew the estate during an earlier era would recognize it today.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Carmel Pine Cone, 4/11/1947  
Carmel valley Sun, 10/21/93  
Monterey Peninsula Herald 10/29/23, 8/1/25, 8/4/25, 7/23/85

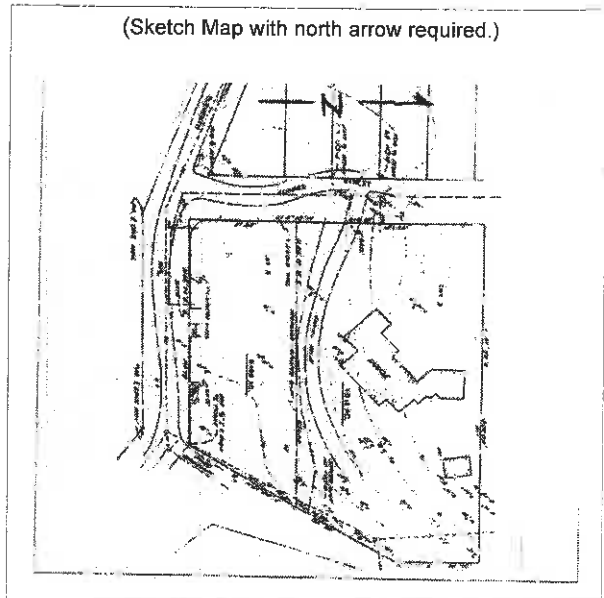
B13. Remarks: Zoning R-1  
CHCS (AD/AC)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 6/30/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page      of      Resource Name or #: (Assigned by recorder)      Col. Henry L. Watson hse.  
Recorded by:      Kent L. Seavey      Date      6/30/2002      ☒ Continuation      ☐ Update

*P3. A stuccoed wall w/shaped parapet was added to the front (NW) of the building in 1990, and is in keeping with the style of the residence. It encloses a tile patio w/ fanshell pavers, added in 1989. An extensive stucco perimeter fence was added in 1990. The acre-and-a-half grounds fall off towards the SE from Torres, and are beautifully maintained in a formal landscape setting of mature trees, wide lawns and extensive plantings.*

*B10. It continues to evoke a strong sense of time and place, and is reflective of that period in the City's growth, in the mid to late 1920s, when the City had its fair share of moneyed residents. The Watson Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of development of architecture, and development of the arts and culture.*

*NOTE: Maj. Watson, a Maj. Thurman A. Bane and Jo Mora, also an Army reserve Maj., joined forces with contractor J.C. Anthony and his architect A.B. Coats in 1923 to develop the Monterey mesa as a colony of Monterey style adobe residences for working artists. Although a number of houses were built, (several designed by Jo Mora), the project was short lived, and Anthony soon sold the business to Monterey contractor Fred McCrary, who retained Coats as his architect. By 1925, when Watson built his residence, Mora was working on a mesa hse., w/Michael J. Murphy as contractor. As noted above, Jo Mora, Jr. said his father did not design the Watson hse. The hse. does not appear in M.J. Murphy's promotional brochure of about 1927, suggesting he did not build it either. Architect and builder are still a mystery, as the written record is moot on the subject.*

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

581

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) The Coastal Laboratory

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

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1/4 of

1/4 of Sec

B.W.

c. Address:

City Carmel-by-the-Sea

Zip 93940

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S/Side 11th btwn. Junipero & Torres (Blk 128, Lot 2)

Parcel No. 010-073-002

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Academic Georgian style residence w/a full height basement, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of brick veneer in a running bond, horizontal wood siding and cement stucco. The low-pitched hipped roof is covered in asphalt. Its original exposed rafter tails were enclosed w/a fascia and soffit in a 1990 remodel. There is a brick, exterior eave-wall chimney centered on the rear (north) elevation. A lower hipped roof addition, built in 1990, projects east from the east side-elevation of the original laboratory bldg. It is two story at the rear (north) w/a cement stucco wall cladding on the lower floor, and horizontal wood siding, above grade on the front (south) elevation. A former glazed atrium on the west side-elevation of the original main building block was somewhat enclosed in the 1990 work. Its shed roof appears to be an extension of the main hipped roof. The south facing facade is characterized by an asymmetrical placement of windows and doors on the original portion of the building, w/the principal entry, a six panel wood door, flanked by side-lights, offset to the west. Its current pedimented door-hood, supported by a pair of wooden Tuscan columns, is also a 1990 addition.

b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

HP15 - Educational building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking NE at the s/facing facade, 10/9/01, #9183-29A

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1910 Carmel bldg. records

P7. Owner and Address

Marsha Zelus Trust  
P.O. Box 221580  
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 5/25/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *The Coastal Laboratory*

B1. Historic Name: *Carnegie Coastal Laboratory*

B2. Common Name:

B3. Original Use: *research laboratory*

B4. Present Use: *residence*

B5. Architectural Style: *Academic Georgian*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1910; remodeled to residence 1940 (Cbp# 650); repaired 1977 (Cbp# 77-24); add & remodel 1990 (Cbp# 90-177)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *two-car garage & guest hse. of compatible design w/the main residence, added SW of main bldg. in 1941 (Cbp#796)*

B9a. Architect:

b. Builder: *W.E. Booker (1940)*

B10. Significance: Theme: *Arts & Culture*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *research laboratory*

Applicable Criteria: *CR 1*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Coastal Laboratory is significant under California Register criteria 1, in the area of history as the first institution of higher learning to be established in Carmel. According to Dr. Clark's *Monterey County Place Names*, The Coastal Laboratory was founded in Carmel in 1910 as a section of the Department of Botanical Research of the Carnegie Institution of Washington, D.C. From its opening until its closing on July 1, 1930, the laboratory was under the direction of Dr. Daniel Trembly MacDougal.

Endowed in 1902 by industrialist/philanthropist Andrew Carnegie, and bearing the Carnegie name, the stated purpose of the larger Institute, was the organized prosecution of scientific work in all fields. It was founded on the assumption that it would not duplicate university work, so it was devoted to the solution of problems that the university could not handle. The function of the institution was "to look far ahead into the future as regarded the nature of the problems to be attacked." A case in point would be the research into photosynthesis by Dr. Hermann A. Spoeher, a noted plant physiologist who saw the eventual decline of fossil fuels requiring some form of renewable energy source, hence his pioneering investigation of solar energy.

Based in Washington D.C., the Carnegie Institute had field research facilities in Tucson, Arizona & Carmel. One of the Carmel facilities chief lines of inquiry was the relation of plants to climate. Carmel's physical location offering "certain marked peculiarities which enabled the scientist to use it as a control on other local sites where like experiments were being conducted."

Dr. MacDougal was the director for the thirty years the Coastal Laboratory existed in Carmel. Dr. Francis E. Lloyd of the institute's Desert Laboratory in Arizona was a close collaborator, moving to Carmel in 1911. MacDougal's research included the Monterey Pine, while Dr. Lloyd studied carnivorous plants. Dr. Lloyd's son Frank was a well known Carmel civic activist, as was Frank's wife, Marjorie Lloyd. The Coastal Laboratory clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of Arts & culture.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP15 - Educational building*

**B12. References:**

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Carmel Pine Cone, 5/12/15*

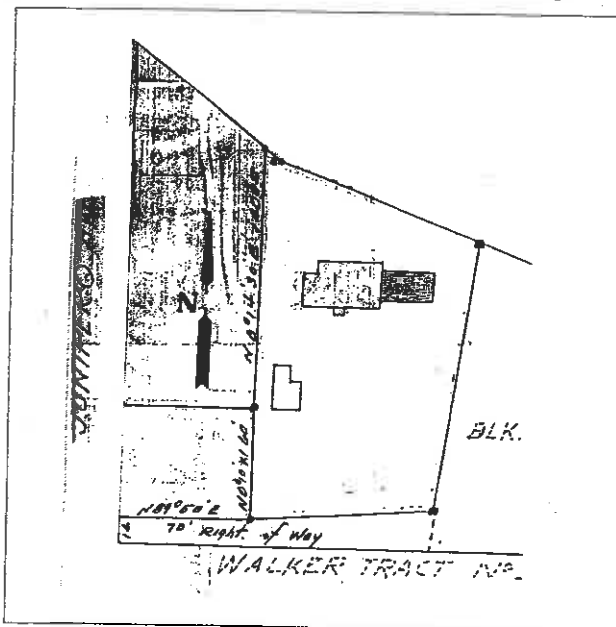
*Clark, Donald, Monterey County Place Names, Kestrel Press: Carmel Valley, 1991, p. 109*

B13. Remarks: *Zoning R-1  
CHCS (AC)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/25/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *The Coastal Laboratory*

Recorded by: *Kent L. Seavey*

Date *5/25/2002*

☒ Continuation ☐ Update

P3. The 1940 plans show a rounded pediment, w/ narrower columns. Fenestration is irregular, w/single 1/1 double-hung wood sash in varying shapes, multi-paned steel casement type windows, fixed abd banked multi-paned wood windows and glazed single, and French doors, in wood. There is a 1940 garage & guest hse just SW of the residence, at the edge of what could be described as a court du honour. This feature fronts the building w/a large oak tree in its center. The house otherwise sits atop a steep embankment (north) off a private drive opposite 12th St. in a landscape setting of perimeter planting beds and low shrubbery. While the building has lost some of its physical integrity as constructed in 1910, it would still be recognizable to anyone who knew it during its productive years of operation.

B12. Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980



# PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

551

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder) Mary McDowell Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

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1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

E/side Mission 2 south of 11th (Blk 129 Lot 4)

Parcel No. 010-074-007

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, wood-frame French Eclectic residence, irregular in plan, resting on a Concrete foundation. The exterior wall cladding is wood shingle. The hip- and-gable roof system is covered in a composition shingle. The overhanging eaves have exposed rafter tails. A gabled roof dormer is found in the roof plane of the west facing facade, toward the north. A shed roofed dormer is opposite this feature on the east (rear) elevation. There are also shed roofed dormers on the north and south sides of the 1997 addition to the rear (east). A Carmel stone, exterior eave-wall chimney is located toward the front (west) of the building along the south side elevation. It was rebuilt in 2001. The principal entry is in the south side of an ell, formed by a projecting hip-roofed bay on the south side of the west facing facade. It has an arched wood plank door w/wide wrought iron strap hinges. The raised entry is reached by a short flight of open, side approach carmel stone steps, w/a wrought iron hand rail. The projecting bay is fronted by a raised deck w/ a simple wood rail. Fenestration is irregular w/a combination of fixed, paired and banked multi-paned wood windows, and some wood French doors. The 1997 addition doubled the size of the building at its rear, and includes a one-story open deck w/ a Carmel stone veneer as a wall cladding. The property sits back from Mission St. behind a rustic grape stake fence, in an informal landscape setting of oaks, pine and low shrubbery. The corner lot to the north is undeveloped, and in a natural state.

b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
Looking SE at facade, 8/29/01, 8720-6

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1925 Carmel bldg. records

P7. Owner and Address

Susan J. Willey Trust  
P.O. Box 3773  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 5/8/2002.

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Mary McDowell Hse.

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: French Eclectic (asymmetrical substyle)

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1925 (Cbp# 962); foundation added 1957 (Cbp# 3783); bedroom addition 1958 (Cbp#3236); remodel & additions 1997 (Cbp# 97-190) rebuild chimney 2001 (Cbp# 01-55);

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The McDowell Hse. is significant under California Register criteria 3, in the area of architecture as one of the few examples of the French Eclectic pictorial form in Carmel. It may also be significant as the one-time residence of Helmuth Deetjen and Helen Haight, founders and builders of Deetjen's Big Sur Inn on the Big Sur coast.

The informal domestic building in northwestern France (particularly Normandy and Brittany) shares much with the medieval English tradition, that was resurrected as the model for the English Arts and Crafts movement in the late nineteenth century. The Craftsman style was the American adaption of the philosophy of the Arts and Crafts movement to the built environment, however the Tudor form of picturesque vernacular country houses was part of the movement. Carmel adopted both, with wide variations on the theme because of the creative and independent nature of its academic, literary and artistic residents of the village in the teens and twenties. The McDowell hse. is an eclectic interpretation of the mode, employing local materials and undisguised structural elements from the Craftsman palette, in concert with the general massing and building shapes of the French Eclectic style.

According to former owner Rose Avina, the house was occupied for a time in the late 1920s by Helmuth Deetjen, a Norwegian woodworker, and Helen Haight, a nurse and daughter of former California governor Henry H. Haight, who ran a children's apparel shop in the village. Deetjen constructed several homes in Carmel before he and Helen moved to Big Sur and built the Big Sur Inn in the late 1930s. The McDowell hse. was adopted by the Carmel City Council as a local historic resource in 1995. It is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development. The 1997 remodel and additions were found to be consistent with the historic character of the building.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Avina, Rose, letter from former owner, 3/91

Seavey, Kent, Big Sur Inn, A Brief History, Deetjen's Inc: Monterey, 1992

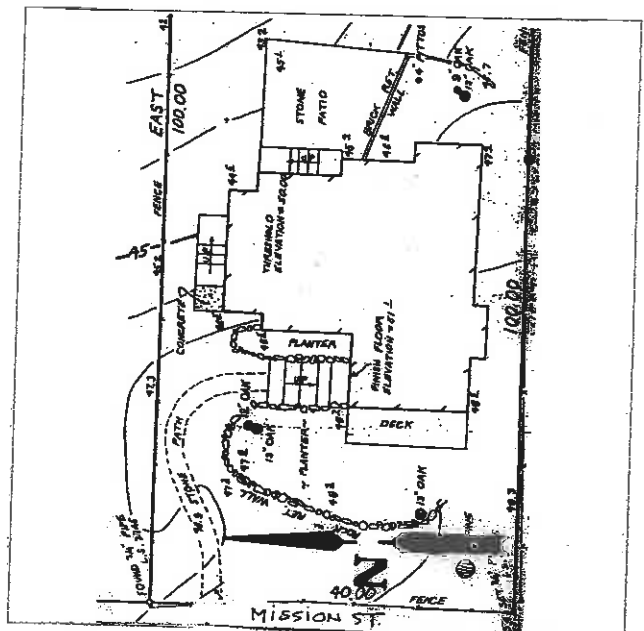
Sanborn fire insurance map of Carmel 1930-62

B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent Seavey

Date of Evaluation: 5/8/2002

(This space reserved for official comments.)



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Celia Seymour Studio-House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*3 N of 12th, w/side Junipero (Blk 129, Lots 13, 15, p17)*

Parcel No. *010-074-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half story wood-framed Craftsman style studio-home, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten (on the 1925 main building block) and wood shingle, in a staggered pattern on the original and unrecorded attached studio. The medium-pitched side-gabled roof of the main building block has a full-height shed roofed dormer that opens out onto a small wood deck on the north end of the front (east) elevation. The deck was enclosed by a low wooden rail, with pierced flatwork in an undulating geometric pattern. A Carmel stone exterior gable-wall chimney is found along the west (rear) elevation of the main building block towards the south. There is a large, angled bay affording views into the garden on the south side of the east (front) elevation. The earlier, unrecorded one-story studio, attached to the main building block along the north half of the front (east) elevation, has a low-pitched end gable roof, running parallel with that of the main building block. All roof surfaces are covered with wood shingle in a staggered pattern. Narrow brackets, or simple modillions are spaced out along the underside of the projecting roof deck of the main building block, maintaining the rhythm of the exposed rafter tails below the wide overhanging eaves of the main roof. The end-gabled facade of the earlier studio forms a south facing ell toward the north end of the main building block.*

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's property*

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5a. Photograph or Drawing (Sketch map, with resource located, bearing, distance, etc.)  
P5b. Location of Photo: (View, date, accession #)  
*Looking NW at facade & n/addition, 4/27/01, #9082-7*

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

*1925, Carmel bldg. records*

P7. Owner and Address

*Sandra Benson  
P.O. Box 223191  
Carmel, CA 93922*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *2/24/2002*

P10. Survey Type: (Describe)  
*Carmel Historic Resource Inventory - 2001*

11. Report Citation: (Cite survey report and other sources, or enter "none")

*none*

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Celia Seymour Studio-House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *studio-house*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Undocumented pre-1925 studio; Cottage constructed 1925 (Cbp # 1058); garage constructed 1926 (Cbp # 1099); Studio addition at west end of garage 1931 (Cbp # 2376); sun porch add to n/end of main hse. 1936 (Cbp # 92); Un dated upper floor addition at n/end of main hse. ca. 1960; reroof garage 1993 (Cbp # 93-55)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *wooden board-and-batten one car garage, located at SE corner of parcel 1926. Small wooden studio with storage shed added in 1931. Small undated modern flat roofed tool shed on the north side of the parcel toward Junipero St.*

B9a. Architect: *designer. Celia Seymour*

b. Builder: *day labor*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Celia Seymour studio-house is significant under California Register criteria 2 as the home and studio of noted California woman artist Celia Burnham Seymour Kent (1869-1958). It is also significant under criteria 3, as an excellent and intact example of architectural design by a woman in the mid 1920s.*

*Celia Burnham Seymour was born in Buffalo, N.Y. Dec. 15, 1869. She studied painting and etching in New York at the Art Students League, and the Pratt Institute. She also studied for a time in Europe. In 1915 she moved to Oakland, California and began exhibiting her work at the San Francisco Art Association in 1916. Her work was exhibited at the Oakland Art Gallery in 1917. Seymour visited Carmel, owned property and constructed a small studio on her lots, prior to permanently relocating here in 1925, the year she designed and had the larger cottage constructed. She was an early and active member of the Carmel Art Association, where she regularly exhibited landscapes, portraits and figure studies. She painted a portrait of famed actor Cornelius Otis Skinner, and created a religious triptych that was hung in the All Saints Church, before it became the Carmel City Hall. Her work was among that shown at the Golden Gate International Exposition at Treasure Island in 1939. She married in her sixties, to a titled Englishman, Sir Robert Kent, and occupied her studio-house until her passing in 1958.*

*The studio-house is clearly that, the first actual studio being in the unrecorded pre-1925 wing to the east. After construction of the larger cottage in 1925, it is probable that the south half of the main building block, a large story-and-a-half open space, was that in which Ms. Seymour produced her art. Kitchen, dining and living quarters were in the north half of the building, which she expanded in 1936 by adding a roof deck at the north end of the main building block. It is probable that she used the addition to the rear of the garage as a studio after her marriage, in the early 1930s.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

*HP38 - Women's property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept. City Hall, Carmel.*

*Benson, Sandra, personal interview w/current owner, 4/27/01.*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980, p. 31.*

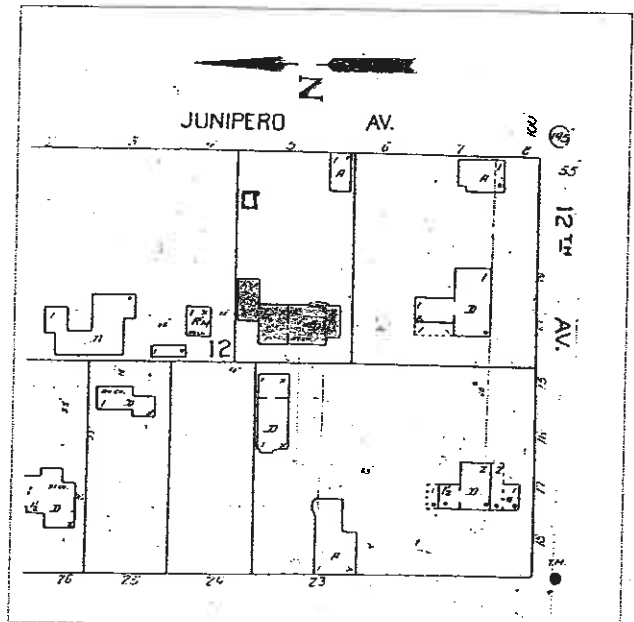
*Hughes, M.E., Artists in California 1786-1940, Vol. II, Hughes Pub. Co.: San Francisco. 1989. p. 506.*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *2/24/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Celia Seymour Studio-House

Date 2/24/2002

☐ Continuation ☐ Update

P3. Fenestration is irregular with a combination of single fixed lights, paired and banked multi-paned Craftsman style sliding wood windows, and French doors. The studio-house is sited at the rear of the parcel, facing Junipero St. from slightly rising ground in an extremely well maintained informal garden setting of mature oaks, low shrubbery and informal planting beds. There are Camel stone paths meandering up to a patio of the same material fronting the studio. A flush board wooden fence, overgrown with ivy, along Junipero affords privacy. There is an end gabled wooden garage at the SE corner of the lot abutting Junipero, that was constructed in 1926. In 1931 a small wood shingled studio with storage room was added at the rear (west) of the garage and still remains.

B10. Her use of pierced flatwork on the railing of the exterior balcony, and rusticated carved balusters on an inner balcony, facing south into the studio from the upper bedroom, suggest medieval Austrian or Swiss country houses as design sources. Craftsmanship and attention to detail are the hallmarks of this very individualistic and personal design. The siting of the house and the placement of the garden create a sense of refuge from the world, even though Junipero, a main traveled artery in Carmel, is probably less than 75 feet away from the house. The property has been little altered from the period of occupancy by its artist designer, and retains a strong sense of time and place. It is one of the few residential designs by women in Carmel that still retain a high level of integrity as constructed. The Celia Seymour Studio-Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.  
Hughes, M.E., *Artists in California 1786-1940, Vol. II*, Hughes Pub. Co.: San Francisco, 1989, p. 506.  
Sanborn insurance maps for Carmel, 1924, 1930, 1930-62.

# PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

5S1

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder) Bliss-Hubbell Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) mE mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2NE of 12th E/side Dolores (Blk 131, Lot 12)

Parcel No. 010-154-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed residence w/garage below, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a veneer of uncoursed granite. The slightly overhanging low-pitched cross-gable roof has exposed rafter tails, and is covered in composition shingle. There are two granite rock chimneys. One is an exterior gable end type, found centered at the west end of the north (rear) elevation. The other is an interior type, found at the SE corner of the house. The original facade faced south, along the long axis of the building, and is slightly recessed into the building envelope. It was partially enclosed in a fairly sympathetic bedroom addition that enclosed an open porch in 1967. There is a slightly projecting bank of four fixed, steel windows, set between heavy mullions above a wooden wainscoat w/decorative panels, on the west side-elevation. This feature rests on small, curved brackets. The roof plane projects over the focal windows as a shed roof. The garage, under the house on the north side of the west elevation, is capped by a large wood lintel, carried on curved brackets. The door is vertical wood plank. Fenestration is irregular w/ a combination of single, paired and banked, fixed and casement type steel sash. The house is set back from the street, dug into the rising ground of its lot, behind a retaining wall of the granite rock used for its veneer. The hse. sits in an informal landscape setting of mature oak trees and low vegetation

b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
Looking east at west side elev., 8/26/01, #8467-21

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1928 Carmel bldg. records

P7. Owner and Address

George Hynes Trust  
18 La Vuelta  
Orinda, CA 94563

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 6/18/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 2

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Bliss-Hubbell Hse.

B1. Historic Name: "Stone House."

B2. Common Name: "Graystone"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: vernacular

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928 (Cbp#2061; add family room s/side elev. 1967 (Cbp#4574); reroofed n/d

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: designer/G.M. Whitcomb

b. Builder: Whitcomb & Bain

B10. Significance: Theme: Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Hubbell-Bliss Hse. is significant under California Register criteria 3 as an excellent example of the residential design work of Carmel master Carpenter, George Mark Whitcomb. Whitcomb designed and constructed this little vernacular residence for Miss M.C. Hubbell and Miss Grace V. Bliss, two retired school teachers from Stockton. Mr. Whitcomb made it a practice to get to know his clients and their needs. It is probable that the "Stone House" drew some of its inspiration from earlier cottages designed by Perry Newberry. Both the use of a granite stone veneer, and modified "H" plan suggest this. Whitcomb noted in an interview, "Show me a photograph, an art drawing or a painting of what you think your new house should look like, then I will build it for you." He would spend considerable time with clients determining what they really wanted before construction began. A self-described "mechanic", Whitcomb was meticulous in his selection of materials and workmanship. Raised in a family of contractors and carpenters in Minnesota, his structures were well fitted and tight. An unusual feature of the Hubbell-Bliss Hse. is the fact that the granite veneer is free-standing, resting on its own foundation, and not physically attached to the wood frame envelope. The steel window frames are mounted in the rock veneer. George Whitcomb came to Carmel in 1921, after service in the U.S. Navy in WWI. In the late 1920s he brought Miles Bain, a former Navy buddy into the business. Bain handled the paper work until he struck out on his own in the early 1930s. Whitcomb's ease with the eclectic tastes of his clients, paired with his consummate skill as a craftsman produced some of the most interesting residences in the village, the Hubbell-Bliss House being one of his favorites. The residence clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Metz, David, brief bio. of George Mark Whitcomb, 1978

Sanborn fire insurance map of Carmel, 1930

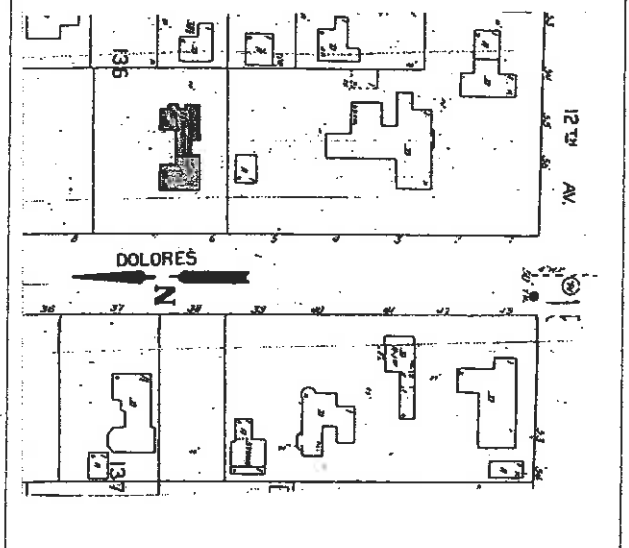
B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent Seavey

Date of Evaluation: 6/18/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 551  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) William McPhillips Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 SE of 12th, E/side Casanova (Blk 134, Lot 6)

Parcel No. 010-175-018

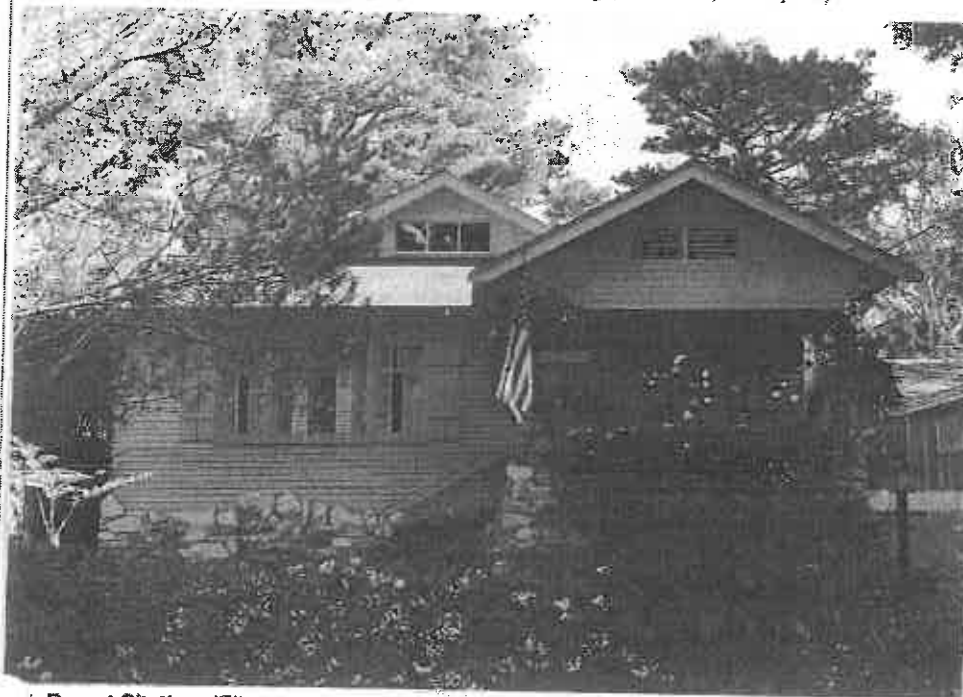
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of narrow, horizontal shiplap wood siding, w/a rustic Carmel stone veneer below the water table along the west facing facade. The low-pitched, cross-gable roof has a lower projecting porch roof on the SW side of the facade that covers a raised, Carmel stone faced landing. The porch roof is supported on two, large wood posts. The entry is reached by a side approach set of open concrete steps w/a simple tubular steel rail. The roof is covered in a composition shingle and has wide overhanging eaves, w/exposed rafter-tails. There is an exterior Carmel stone chimney found centered in the gable end of the north side-elevation. A second chimney pierces the lower portion of the roof-plane, well back along the north side-elevation. The cross-gable running the long axis of the residence, slightly overhangs the side-gabled ridge line of the facade, and has a band of three fixed lights in its apex. Fenestration is otherwise irregular w/a combination of paired multi-paned wood casement windows, and a nice Chicago style focal window on the front elevation, north of the entry, characterized by a large, fixed central light flanked by smaller Bungalow style wood casement windows. The house sits back from the street, behind a rail fence covered in flowering vines, that fronts an informal garden of low shrubbery and flowers. A grape-stake fence and gate runs from the south side of the house to the property line.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking east at w/facing facade, 11/15/02, #33374-25

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address  
Katherine J., & Barbara A. Little Trust  
P.O. Box 4383  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)  
Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 11/15/2002

P10. Survey Type: (Describe)  
Carmel Historic Resources Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

Check marks: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Flock/Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record



## HRI #

5S1

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

551

Other Listings

Review Code

Reviewer

Date

Page 1 of 6

Resource Name or #: (Assigned by recorder) Bark Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW cr. Monte Verde & 13th (Blk 134, Lots 23, 25)

Parcel No. 010-175-010

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood and stone framed residence, irregular in plan, resting on a granite rock foundation. The exterior wall cladding is a combination of rubble coursed granite rock and redwood bark. The house was constructed with a granite foundation creating a subfloor area and lower walls extending to a height of approx. four feet above grade. At the four foot level, the construction changes to stout corner posts and beams. horizontal wood boards are affixed to the post and beam construction, on which the exterior redwood bark is nailed. The interior wall finish is vertical board-and-batten, nailed to the same horizontal siding. The main building block is basically square, with lower wings on the north and south side, projecting toward the east and enclosing a raised Carmel stone entry court. The roof of the main building block is side-gabled and low-pitched, covered in composition shingle. The north wing is also gabled and covered in the same material. the south wing is almost flat. There are three granite chimneys. Two are found on the s/side elevation, one exterior gable wall type, and an interior chimney in the family bedroom. The third is an exterior gable wall example on the n/side elevation, located towards the NW cr. of the building, in the guest bedroom. Fenestration is irregular w/ a combination of single and paired multi-paned wood casement windows, and several glazed wood French doors. The main entry, on the east, is an oversided wood plank door w/ lovely Z wood bracing.

P4. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

HP38 - Women's property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #)

Looking NW at east facing facade, 6/12/01, #6372-25

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1922 Carmel bldg. records

P7. Owner and Address

Dorothy C., & James Moore Trust  
8545 Carmel Valley Road  
Carmel, CA 93923

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 5/12/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

# BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Bark Hse.*

B1. Historic Name: *J.S. Cone Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *no style*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1922 (Cbp# 463); minor addition 1977 (Cbp# 77-93); exterior bark siding repaired 1996 (Cbp# 96-74)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *guest hse., NW cr. parcel ca 1925; burned down 1967; rebuilt 1977 (Cbp# 77-87)*

B9a. Architect: *designer/ Mrs. J.S. Cone*

b. Builder: *L. E. Gottfried*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Bark Hse. is significant under California Register criteria 3, in the area of architecture, as an original building design by a woman, Mrs. J.S. Cone, constructed by one of Carmel's important early contractor/builders, La Von E. Gottfried (1896- ). According to her daughter, Dorothy Cone Moore, Mrs. Cone determined to buy and build in Carmel in 1922. Mrs. Cone was one of a number of independent and creative women in Carmel's artistic community that designed their own residences. A subject that deserves much further research. Her basic design for the house was very practical, in that it provided almost every principal room with its own exterior entrance, providing for the indoor/outdoor style of living that characterized Carmel in its early days. The fourteen foot high central living room ran the length of the house, with service facilities and guest quarters on the north side, and the family quarters on the south. The massive wood plank entry door afforded ample passage for more than one person to and from the raised Carmel stone front patio, for informal entertainment. This feature afforded ample afternoon light and was framed by the two lower wings, providing a windbreak. The use and expression of natural materials here is probably the most unusual in Carmel. Far more rustic than any Craftsman bungalow, the interior is however highly sophisticated in its employment of Craftsman elements, and remind one of some of Maybeck's early small houses in Berkeley. According to Mrs. Moore, her mother was an accomplished pianist, skilled craftsperson, and avid gardener. These qualities are readily apparent in the truly original aesthetic expression of the Carmel home she designed.*

*The builder, La Von Gottfried was a native of Ohio who had worked in construction before coming to California to work for the Pacific Telephone Co. in Los Angeles. He served as an officer in the Army Signal Corps in France during WWI. He came to Carmel about 1920. One of his first residential commissions was for Edward Custer, founder of the Theater of the Golden Bough. It was a rambling beach rock edifice reflecting Custer's memories of German castles.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

*HP38 - Women's property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Paul, Linda, Cottages by the Sea, Universe Press: New York, 2000  
Sanborn fire insurance maps of Carmel, 1924, 1930-62*

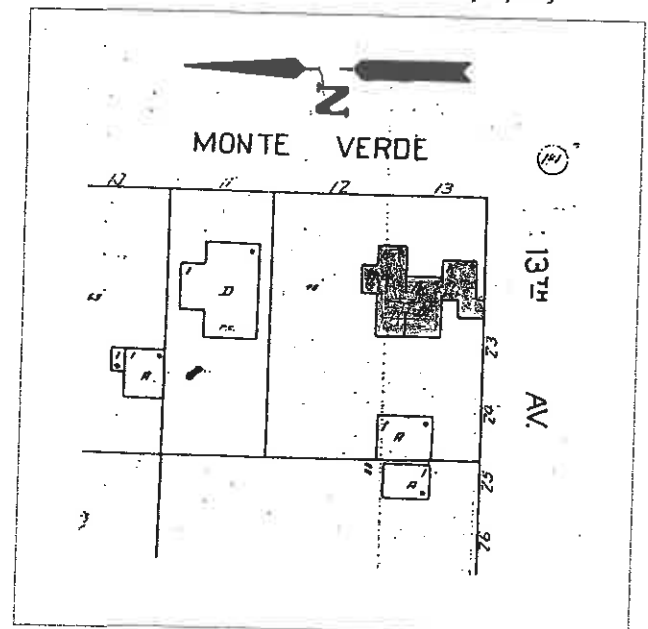
B13. Remarks: *Zoning R-1, CHCS (AD)*

*Designated Carmel Historic Property by City Council  
action 8/28/97*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/12/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Bark Hse.*

Recorded by: *Kent L. Seavey*

Date *5/12/2002*

☒ Continuation ☐ Update

*P3. The hse. sits on the south side of its double lot behind a stone and bark fence, similar to the walls of the house. The corner lot is embowered with mature oak trees, and is traversed by Carmel stone walkways, in a garden of native and rare plants.*

*B10. Gottfried built his own home on Dolores St. in 1921, perhaps the first use of Carmel stone as an exterior wall cladding on the Monterey peninsula. He was well qualified to execute the Cone commission in 1922. A number of his homes are still in place, as is much of the Court of the Golden Bough, which he constructed for Edward Custer between 1922-1924, along the south side of Ocean Ave. near the corner of Monte Verde. An original set of the plans drawn for Mrs. Cone can be found in the Bark House. The residence remains in the original family ownership, has been well maintained and has a high degree of integrity as constructed in 1922. It continues to evoke a strong sense of time and place, and of feeling and association. The Bark Hse. was adopted as a Carmel Historic property by the Carmel City Council on Aug. 28, 1997. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) Connolly-Search Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
NE cr. Casanova & 13th (Blk 134, Lots 24, 26)

Parcel No. 010-175-011

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

A one-and-one-half story wood-framed American Foursquare style residence, basically square in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and horizontal wood shiplap siding. The shiplap is found along the east side as part of a 1952 room addition along this elevation. The medium-pitched hipped roof has hipped roof dormers high on the west and south elevations. The east and west could not be observed. The roof covering is composition shingle. There is an exterior eave wall brick chimney, found toward the south along the west side-elevation. The original raised porch entry, centered on the south (front) elevation was capped by a wooden pergola, that was covered by a hipped roof in a 1960 remodel. The roof is supported on two square wood posts. The low porch rail is enclosed by shiplap wood-siding. Fenestration is irregular, w/a combination of single and paired wood casement type windows. There are some four-light wood casement windows in the 1952 addition on the east. The property is embowered with a variety of mature trees, bamboo, and other thick foliage, making the house almost impossible to see from the street.

1b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking NW at s/facing facade, 6/10/01, #6372-28

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

1908 Irene Lagorio

P7. Owner and Address

Kaye Scott  
P.O. Box 3622  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 6/21/2002

P10. Survey Type: (Describe)  
Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

B1. Historic Name: *Mary A. Connolly Hse.*

B2. Common Name: *"All the Way"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *American Foursquare*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1908; small rm. add. along east side & NE cr. 1952 (Cbp# 2324); foundation work, rebuild front porch 1960 (Cbp#2313); Kitchen add to rear (north) 1960 (Cbp#3553)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *add garage SE cr. of parcel 1921 (Cbp#309); new garage, same loc. 1957 (Cbp#3076)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence*

Applicable Criteria: *CR 2, 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Connolly-Search Hse. is significant under California Register criteria 2, for the contributions of Frederick Willis Search (1853-1932), nationally known educator, & community activist, and under criteria 3, in the area of architecture, as an early example of Carmel's residential architecture.

Frederick W. Search is best known as the founder of the public school system. His "Pueblo System" was developed in New Mexico and based "on the fundamental recognition of the individual." His published works included *An Ideal School, The Individual in Mass Education, The Ethics of the Public School*, and other titles. Prof. Search spoke widely on cultural subjects, delivering more than seven thousand lectures in his long career. He was known as "Carmel's Grand Old Man" for his support and leadership of Carmel's cultural community from 1914, when he arrived in the village, to his death in the early 1930s. His obituary notes that "every worthwhile community undertaking had his active support, more frequently leadership, and at the same time he maintained his innumerable connections with the country at large". A Chautauqua lecturer Prof. Search was also a musical scholar. His son, Frederick Preston Search was a classical musician, European trained, who became music director for the Del Monte Hotel, and led the Forest Theater orchestra for many years. The Search family maintained a small ranch near Jamesburg in the Carmel Valley where they raised turkeys and prize winning geese. The house itself is American Four-square in design, w/a wood shingle exterior wall cladding in keeping with the popular use of natural materials in California residential building at the time (1908). The Four-Square was essentially a pattern book design found between about 1905-1915. Its orderly arrangement of space made it popular w/homemakers. Early Carmel was a potpourri of pattern book and emerging Craftsman forms in the first decade of the twentieth century. It unifying factor was the almost universal use of natural wood exteriors, to fit comfortably into the forest setting of the village. Few of these housing forms remain as unaltered as the Connolly-Search Hse.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Hale, Sharron, *A Tribute to Yesterday*, Valley publishers: Santa Cruz, 1980

Lagorio, Elena, *The Herald Weekend Magazine*, 4/17/77 pp. 11-17

Sanborn fire insurance maps of Carmel 1924. 1930-62

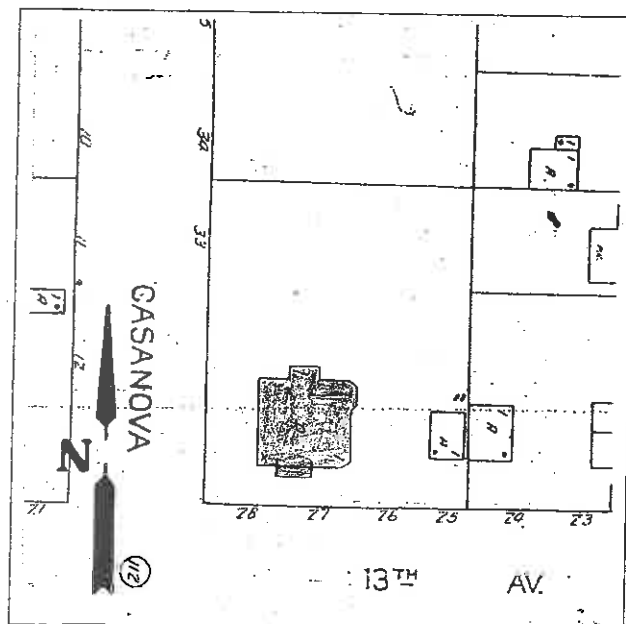
B13. Remarks: *Zoning R-1*

*CHCS (AD/AC)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/21/2002*

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

## CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

Recorded by: *Kent L. Seavey*

Date *6/21/2002*

☒ Continuation ☐ Update

*B10. Little is known of the first owner, Mary A. Connolly, except that she was a member of the Arts and Crafts Club, and participated in the yearly International Dutch Market fund raisers. The Connolly-Search Hse. Clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the themes of architectural development and the development of art and culture.*



# INVENTORY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

557

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Perry Newberry Stone Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 SW of 12th w/side Dolores (Blk 136, Lots 9, 11)

Parcel No. 010-171-0053

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story field stone residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is granite field stone in a rubble pattern. The low-pitched intersecting gable roof has simple vergeboards at the gable ends, and exposed rafter-tails. It is covered in wood shake. There is an exterior eave wall chimney, of the same material as the house, found along the east (front) elevation. It is capped w/a terra cotta flue. There is a second chimney, of similar materials in the west wing of the hse. The main entry is at the NE cr of the residence. Fenestration is irregular, w/single and banked multi-paned fixed & casement type wood windows, w/heavy wood lintels. There is a Carmel stone patio on the south side of the cottage, in a U, formed by the east and west wings. A series of small additions, constructed over time, have not compromised the historic integrity of the building. Anyone familiar w/the cottage at the time of its construction (1923) would easily recognize it today. The hse. sits just back from Dolores behind tall shubbery in a well maintained landscape setting of mature pines, oak & cypress, a grassed lawn and low planting beds.

Sub. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo (View, date, accession #)  
Looking NW at the facade and s/side elev. 6/10/01,  
#6372-30

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1923 Carmel bldg. records

P7. Owner and Address

Joseph C. & Louise Tanous  
P.O. Box 6303  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 6/20/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1923-1925

Attachments

- ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
- ☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
- ☐ Sketch Map ☐ Archaeological Record ☐ Mining Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Perry Newberry Stone Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1923 (Cbp#618); small add 1931 (Cbp#2430); add bedroom s/end of w/wing 1936 (Cbp#68); small add NW cr. 1936 (Cbp#120); add utility rm. n/side elev. 1955 (Cbp#2840); add to NW cr. of bldg. 1976 (Cbp#76-54)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *one car garage SE cr of parcel 1926? (Cbp#1757), guest hse. SW cr parcel 197 (Cbp# 73-87)*

B9a. Architect: *designer/Perry Newberry*

b. Builder: *Perry Newberry*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Perry Newberry Stone Hse. is significant under California Register criteria 2, as an early example of a Carmel residence designed by Perry Newberry, one of the most influential figures in Carmel's history. It is also significant under criteria 3, as an excellent example of the eclectic cottage architecture of Carmel that evolved as a product of the independent and creative character of the residents of the village over time.

Perry Newberry (1880 (?) - 1938), was one of the most significant figures in the history of Carmel. He and his wife Bertha, a published poet, came to the village in 1910. A newspaperman on the staff of the *San Francisco Examiner*, Newberry first heard of Carmel through George Sterling and his circle of artist/writer friends who settled in the village about the time of the San Francisco earthquake. Newberry was an early president of the Forest Theater (1913-14), where he wrote, produced and acted in many of the productions. He became assistant editor of the newly established *Carmel Pine Cone* in 1915, and later purchased the paper and was editor until 1935. A political activist, Newberry championed the physical and cultural uniqueness of Carmel. He defined its "difference" from other places as originality. He was elected to the board of trustees in 1922, and served as mayor. Allen Griffen, publisher of the *Monterey Herald* called Newberry "the greatest force Carmel has ever had for the preservation of its beauty, its artistic identity, and fine community spirit." When not involved with various "causes" Newberry was busy designing and building small residential cottages around the village. Master-builder Hugh Comstock noted that "his little houses...have a distinct charm of their own." "So successful were his unusual houses. that almost as quickly as he built, ardent buyers appeared, and so he continued to build many unique and artistic houses in Carmel, living in one or the other for awhile and then moving on to build one more."

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Carmel pine Cone, Obit. 12/9/38*

*Hale, Sharron, A Tribute to Yesterday, 1980*

*Fink, Augusta, Monterey The Presence of the Past, Chronicle*

*Books: San Francisco. 1972*

B13. Remarks: *Zoning R-1*

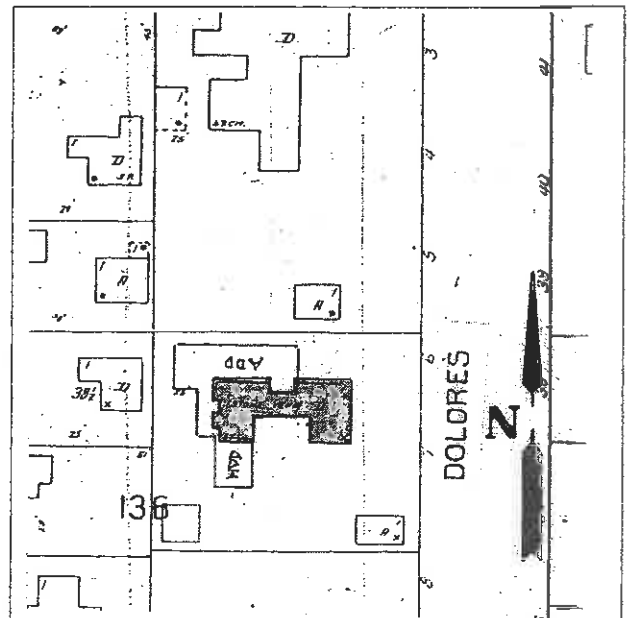
*CHCS (AD)*

*Designated historic property, (HD 97-02) 5/5/97*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/20/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Perry Newberry Stone Hse.*

Recorded by: *Kent L. Seavey*

Date *6/20/2002*

☒ Continuation ☐ Update

*B10. The house on Dolores was constructed from field stone acquired from a quarry near the Carmelite Monastery across from Pt. Lobos. Newberry favored masonry construction and did the work himself. His cottages tend to be U shaped, w/the open part of the U facing south to catch the afternoon sun, and protect against the weather. His small residential cottages are designed to fit naturally into the landscape, and to exhibit their rustic rough hewn masonry surfaces with the same originality he championed for the community. Perry Newberry's Stone House was designated a Carmel historic property by action of the City Council on May 5, 1997. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of

Resource Name or #: (Assigned by recorder) Anne Winslow Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date

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B.M.

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 North of 13th, W/side Dolores (Blk 136, Lots 17, 19)

Parcel No. 010-171-005

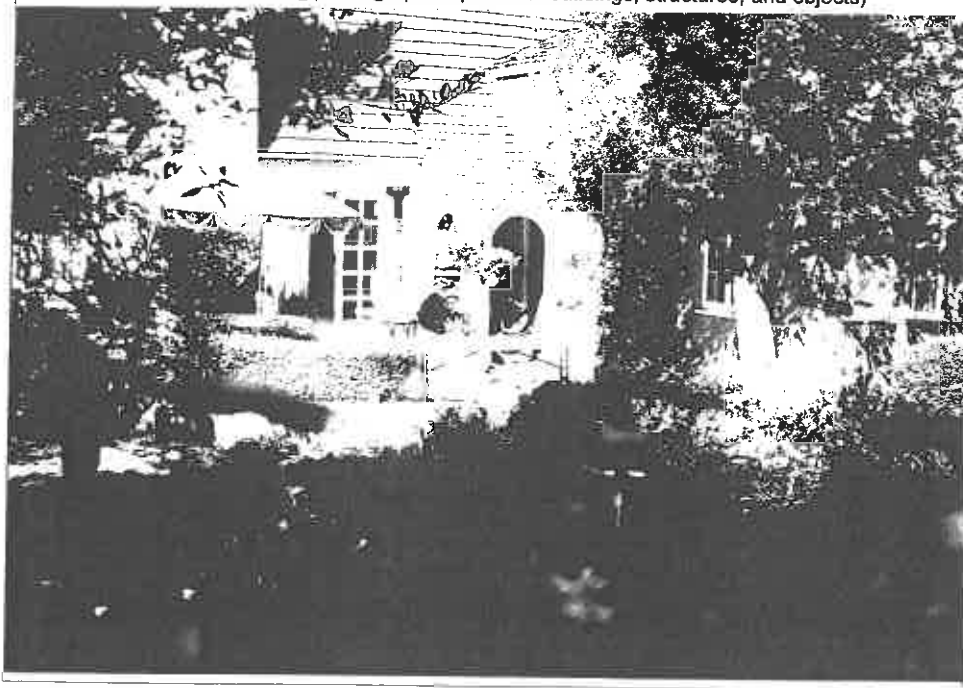
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half-story, wood-framed Tudor Revival style residence, irregular in plan, resting on a concrete foundation, w/partial basement. The exterior wall cladding is a textured cement stucco. The steep-pitched cross-gabled roof has flared eaves, especially on the north side of a projecting front gable, that sweeps over an attached garage. There are two stucco-clad chimneys present. A battered exterior eave wall type fronts the east facing facade. It has a patchwork of Carmel stone pieces along its edges, and an arched stucco cap. A second chimney, also w/stucco cap, is an interior type, and pierces the roof-plane about midway along the north side-elevation. There is a shed-roofed dormer in the north roof-plane as well. The dominant front gable on the north side of the east facing facade has a tall, narrow fixed multi-paned window in its gable apex, over paired wood casement type windows below. These are flanked by planked wood shutters, w/diamond shaped pierced details. The garage entry is arched, w/stucco in the recessed cap and a vertical planked wood door. The main entry, in the ell formed by the south side of the dominant gable and the east facing facade, is a small, square stucco enclosure w/arched openings to the east and south, covered by a flared extension of the main roof. There are a pair of glazed, wooden French doors between the entry and the front chimney, leading out to a patio. Fenestration is irregular w/a combination of single, and paired multi-paned wood casement type windows.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925 Carmel bldg. records

P7. Owner and Address

Robert Miller trust  
P.O. Box 3761  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 10/6/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Continuation Sheet

☐ Location Map

☐ Building, Structure, and Object Record

☐ Sketch Map

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

age 2 of

NRHP Status Code

551

Resource Name or #: (Assigned by recorder)

Anne Winslow Hse.

B1. Historic Name: Anne Winslow Hse.

B2. Common Name: "Enchanted Cottage"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Tudor Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1925 (Cbp# 949); maid's room added to basement 1933 (Cbp# 2566); kitchen remodel 1982 (Cbp# 82-192);  
reroof w/7 skylights 1998 (Cbp#98-23)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: designer/M.J. Murphy

b. Builder: M.J. Murphy

B10. Significance: Theme: Development of Arts & Culture

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Anne Winslow Hse. is significant under California Register criterion 2, for the philanthropic contributions to to cultural development of Carmel made by its original owner, Anne Winslow. Winslow lived in the Tudor house, designed by Carmel's Master builder, Michael J. Murphy, from 1925 until the death of her husband, Douglas, when she moved to San Francisco. During her long tenure in Carmel Mrs. Winslow quietly shared her considerable wealth with a variety of community groups. She gifted a Hammond Organ to the Church of the Wayfarer, and helped support the All Saints' boy choir, purchased amenities for the Carmel Fire Department's quarters, and for the Harrison Memorial library. Mrs. Winslow helped buy an ambulance for the City of Carmel, and funded the surgical department of the Monterey Peninsula Hospital. She donated considerable funds for the Carmel Red Cross building, and for the Carmel Women's Club facility. She was considered locally to be one of Carmel's greatest private benefactors.

Anne Winslow's Tudor Revival house by M. J. Murphy would also qualify under California Register criterion 3, in the area of architecture, were it not for the profusion of inappropriate skylights added in a 1998 reroofing. If and when some of the skylights are removed the building would also qualify under California Register Criterion 3, but until that time the building only qualifies for listing under California Criterion 2. The Anne Winslow Hse. reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of development of arts & culture.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Carmel Pine Cone, 9/19/47

Hale, Sharron, A Tribute to Yesterday Valley Publishers: Santa  
Cruz, 1980

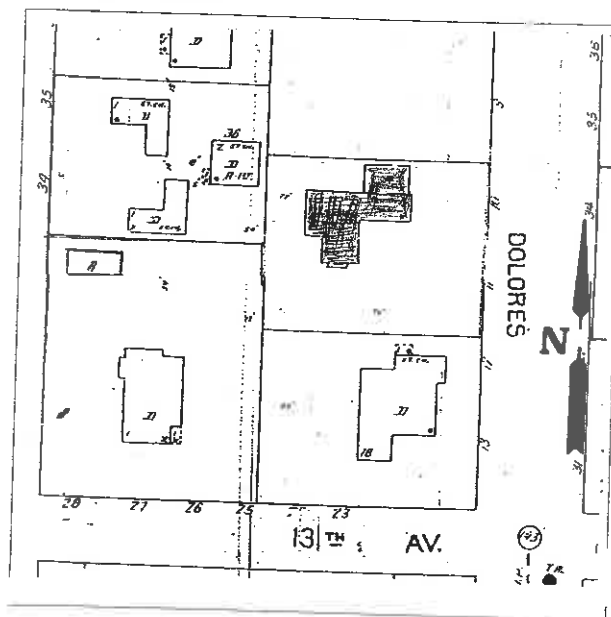
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: Zoning R-1  
CHCS (AC)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 10/6/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

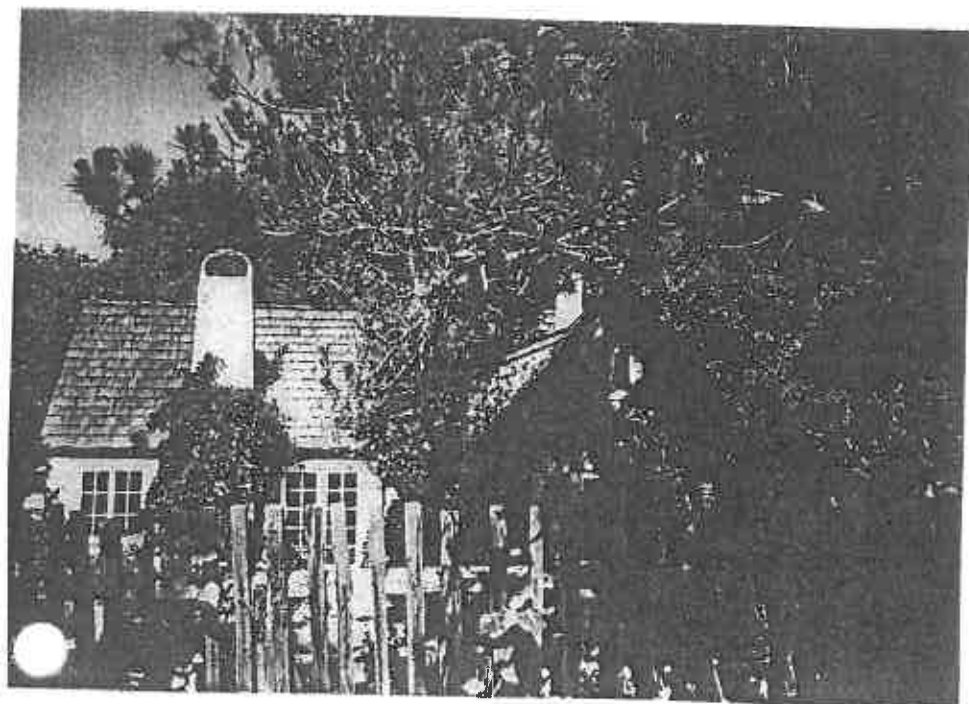
Page 3 of Resource Name or #: (Assigned by recorder)  
Recorded by: Kent L. Seavey

Anne Winslow Hse.

Date 10/6/2002

☒ Continuation ☐ Update

*P3. The house sits back on a double lot behind a tall, vine covered fence in an informal landscape setting of low shrubbery and flowers, surrounded by mature trees in a variety of types.*



# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Ross E. Bonham Hse.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*SW Cr. San Carlos & 12th (Blk 137, Lot 1)*

Parcel No. *010-164-001*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half-story, wood-framed Tudor Revival style residence, irregular in plan, resting on a concrete foundation w/full basement. The exterior wall cladding is a textured cement stucco w/false half-timbering the gable-and-hip roof is covered in a composition shingle. The roof-plane on the north side of the projecting front gable flares over an enclosed entry, w/stuccoed segmented arches on two elevations. The entry rests on a set of raised concrete steps, and there are two wooden entry doors, one on the projecting bay side, and one on the east facing facade. There are two stucco-clad chimneys w/brick caps. An exterior end gable type is found centered on the a bay at the NE cr. of the building. it is visually framed in some imaginative false half-timbering. An interior chimney projects from high in the roof-plane of the main building block on the north side-elevation, near the hipped portion of the roof at its rear (west). There are several small, shed-roofed dormers high in the roof-planes of the east (front) and south side-elevation. these have either small, single or banded multi-paned wood casement type windows. There is a tall, narrow window in the gable apex of the east facing bay. Fenestration is otherwise irregular, w/a combination of single, paired and banded multi-paned wood casement type windows, in a variety of sizes. There is a modern wood deck at the SW cr. of the residence, added in a 1973 minor remodel. A full garage is found below grade at the NW cr. of the building.*

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

*Looking NW at east facing facade, 10/9/01, #9183-23A*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*1926 Carmel bldg. records*

P7. Owner and Address

*Andree & Marie Stevens  
150 East Road, Apt 11B  
Delray Beach, FL 33483*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *10/5/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel by-the-Sea Survey 1989-1996*

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Ross E. Bonham Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1926 (Cbp# 1114); second floor bathroom add., & wood deck to the rear 1973 (Cbp# 73-28)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer/George Mark Whitcomb*

b. Builder: *George Mark Whitcomb*

B10. Significance: Theme: *Arch. Devel / Govt., Civic, Soc. Instit.*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Ross E. Bonham Hse. is significant under California Register Criteria 2, for the contributions Ross Bonham made to the community as citizen and mayor. It is also significant under criteria 3, in the area of architecture as a basically unaltered example of Tudor Revival design by noted Carmel contractor George Mark Whitcomb.*

*Ross E. Bonham was president of Bonham's hardware on Ocean Ave., and one of the founding members of the Carmel Masonic Lodge in 1924. He was elected mayor in 1928, serving until 1932. During his tenure in office the City voted to sell the old bathhouse on Carmel Beach. Perhaps the most important legislation of his term in office was the passage of Zoning Ordinance No. 96, which reduced the existing zoning in Carmel from four categories to two, residential and commercial. Other actions of his city council saw homes limited to one kitchen per single family dwelling, the city's right to limit the number of "paying guests" in guest houses or rental homes, and defining building height and lot coverage, issues still vexing Carmel city government today. Bonham's Tudor residence by George Mark Whitcomb is an excellent example of the popular period style. It has the steep-pitched side gable roof, dominated by one prominent gable w/ flared eave lines. Decorative half-timbering present. Tall, narrow windows are found individually or in multiple groupings, and the large, stucco-clad chimneys are capped w/ decorative brick trim. Of interest is the existence of a full concrete basement w/ garage, an unusual feature in Carmel for the time. Bonham insisted on it, although contractor Whitcomb tried to dissuade him because of the awkward slope on which the below grade garage was to be sited. While the owner had his way, the record suggests that no car was ever parked in the almost inaccessible bay. Except for a minor remodel to the rear of the building, in 1973, the Bonham Hse. appears much as it did at its time of construction in 1926, and would be easily recognized today by anyone who knew it then.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

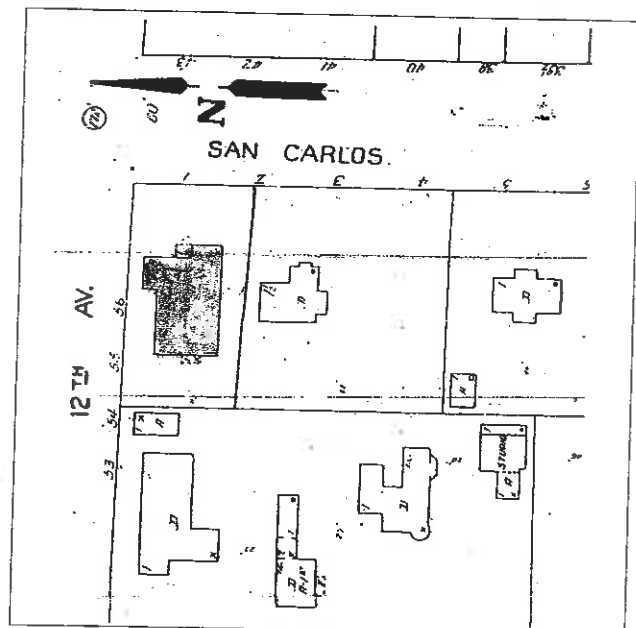
*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997 Hale, Sharron, A Tribute to  
Yesterday, Valley Publishers: Santa Cruz, 1980  
Metz, David, Interview w/George M. Whitcomb, 1978  
Sanborn fire insurance maps for Carmel, 1930, 1930-62*

B13. Remarks: *Zoning R-1  
CHCS (AD/GCSI)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/5/2002*

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

## CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Ross E. Bonham Hse.*

Recorded by: *Kent L. Seavey*

Date *10/5/2002*

☒ Continuation ☐ Update

*P3. The house sits on a corner lot, surrounded by a variety of mature trees, including several redwoods along San Carlos, w/pines, oaks and an Italian cypress on the 12th Ave. side. There is a low stucco wall around the perimeter w/pointed bollards, and the informal landscaping includes low shrubbery and flower beds around a grassed lawn.*

*B10. Whitcomb was a native of Minnesota, who had come to Carmel in 1919, after Navy service in WWI as a carpenters mate. Much of his work was residential, however, he was involved in the construction of the kindergarten at Sunset School. He worked independantly and with a partner, Miles Bain, who was his job estimator in the late 1920s. Whitcomb was a popular builder because of the high quality of his craftsmanship, and willingness to address the needs of his clients. He designed and built a number of small cottages around Mtn. View and 8th Ave. that exhibit his familiarity with the "Storybook" substyle of the Tudor Revival. The Ross Bonham Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of architectural development, and government, civic & social institutions.*



# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

551

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) H. Markham Hse.

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE Cr. Dolores & 13th (Blk 137, Lot 24)

Parcel No. 010-164-008

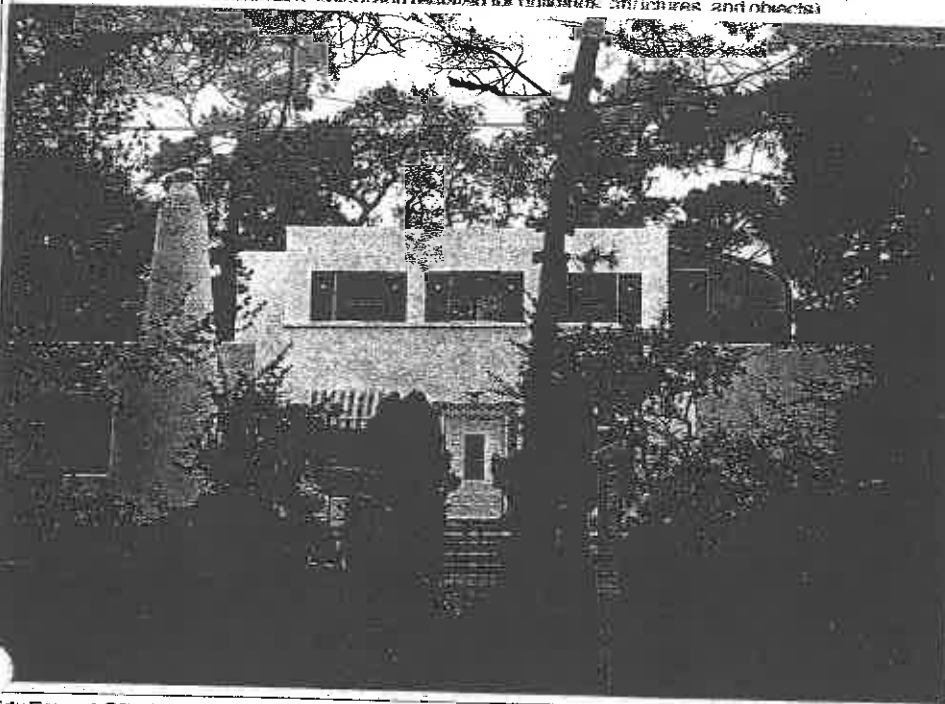
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed, International style residence, irregular in plan, w/an attached garage, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The one-and-two-story flat roof system is covered w/tar & gravel. Fenestration is symmetrical, w/a central entry on a raised, tile covered terrace, flanked by large, multi-paned steel casement windows. These have stripped cloth awnings above. There are three smaller windows of similar design on the second floor of this elevation, w/a narrow coping below. These windows have plank wood shutters, pierced w/a diamond motif. The main entry door has a wrought-iron surround, capped in the center w/an eagle. Two one story wings project south from either side of the main building block, w/large, square corner windows. There is a stucco-clad conical shaped exterior chimney on the SE cr. of the west wing. A second stucco-clad exterior eave wall chimney is centered in the north (rear) elevation of the residence. A one-story single car garage projects west from the main building block towards Dolores Street. The only apparent alterations to the original 1936 design is the addition of a curved anodized aluminum and glass solarium above the kitchen, east of the two-story main building block, and an incompatible overhead garage door on the west side elevation. An ell shaped detached storeroom & laundry, similar in design to the residence, was added at the east side of the parcel in 1939.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking north at the south facing facade, 11/5/02, #32730-7

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

1936 Carmel bldg. records

P7. Owner and Address

Thomas H. Crawford  
677th Avenue  
San Francisco, CA 94118

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 11/6/2002

P10. Survey Type: (Describe)  
Carmel Historic Resource Inventory - 2001

P1. Report Citation: (Cite survey report and other sources, or enter "none")

None

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *H. Markham Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *International style*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1936 (Cbp# 123); interior remodel 1965 (Cbp# 4280); solarium added 1987 (Cbp# 87-69)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *detached storeroom & laundry at e/side of parcel 1939 (Cbp# 516); repair storage shed 1966 (Cbp# 4395)*

B9a. Architect:

b. Builder: *A.D. Irving (?)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The H. Markham Hse. is significant under California Register criteria 3, in the area of architecture as the earliest identified example of International style residential design in Carmel. It predates Lennart Palme's Marie Weber Hse. at N. San Antonio & 4th, by four years. The residence is clearly derived from the International style. Its flat roof, metal casement windows set flush with the outer wall, smooth unornamented wall surfaces are all clear characteristics of the mode. This example is tightly symmetrical, which is the only deviation from the normally asymmetrical rhythm of solids and voids associated with the International style. It is probable that a later owner added the current entry door and its wrought-iron surround, the planked wood shutters, the fanlit overhead garage door, and the solarium, all features easily reversed. The window awnings may or may not date from the original period of construction. Of particular interest is the stucco-clad conical chimney on the west wing of the house, which gives the otherwise purely International style residence a decidedly North African feel. There is no reference to an H. Markham in any local Carmel directories, however, world traveler Reginald Markham, had Carmel contractor Frederick Bigland build him a Moorish residence at Casanova & 13th in 1927, That while dissimilar in its austerity of design, conveys a similar sense of place as the later Markham Hse. Perhaps the two Markham's were related. At present there is no documentation of that possibility. The H. Markham Hse. in spite of minor surface alterations, is an excellent example of the International style, and one of only two known in Carmel. It reflects the creative and eclectic nature of residential architecture in the village, and is consistent with the findings of the 1997 Carmel Historic Context Statement.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

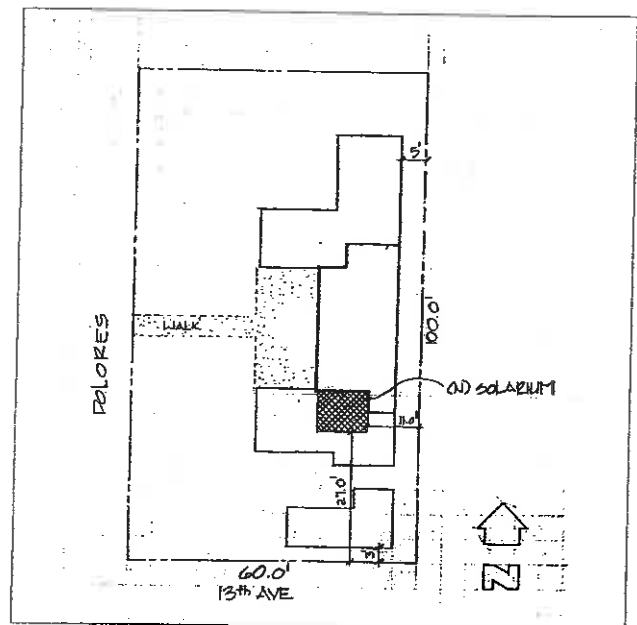
*Carmel bldg. records, Carmel Planning dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Hitchcock, Henry-Russell, Johnson, Philip, *The International Style*,  
W.W. Norton Co.:New York, 1966*

B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *11/6/2002*

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

## CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *H. Markham Hse.*

Recorded by: *Kent L. Seavey*

Date *11/6/2002*

☒ Continuation ☐ Update

*P3. The property is sited on a corner lot, framed by mature trees and tall shubbery. A simple wire fence is found amid the vegetation, supported by two concrete posts, mounted with a double wrought-iron gate fronting the central entry walkway.*

# PRIMARY RECORD

Primary #

HP#

Triennial

NRHP Status Code

532

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Alisa R. Corliss House*

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

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B.M.

c. Address:

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*west side of Rio Road, 2NW of Santa Lucia Blk 140-141 Lots 9, pt. 7 (interior lot)*

Parcel No. *010-161-016*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Tudor style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The stepped and intersecting gable roof slightly overhangs the eaves, with metal gutters covering exposed rounded rafter-tails. There appear to be two stuccoed brick chimneys present. An exterior gable wall type centered on the east end of the one-story east wing. The second, also an exterior gable wall type, possibly added in 1965, appears on the west side elevation near the NW corner of the residence. The roof is covered in wood shake. Fenestration is irregular, with a combination of single, paired and banked multi-paned wood casement windows. The south facing facade is characterized by a prominent cross gable with recessed entry, with a raised, six panel wood door. The wing just west of this feature sits atop a one car garage with cross-braced double wooden doors. The garage facade, below the first floor line of the house, is faced with a Carmel stone veneer. Carmel stone is employed selectively along the base of the facade, which has a glazed, raised partial basement, to suggest a stone foundation. The material is used for the principal open straight-run entry, with simple wrought iron railings. It is also used in an open, side-approach staircase leading to an open terrace fronting the setback one-story east wing.

a. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo (View, date, accession#)  
*Looking NE at the south facing facade, 4/20/05, 100056-22*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*1925 Carmel bldg. records*

P7. Owner and Address

*Kurt & Mary Jane Sliger  
P.O. Box 2542  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kerri L. Seemey  
Preservation Consultant  
316 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *4/26/2005*

P10. Survey Type: (Describe)

*Intensive-Carmel Historic Resource  
Inventory-ongoing*

Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Construction Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Mining Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: (Assigned by recorder)

Frank Lloyd House

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date 11/5/01 T

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; E

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

E side San Carlos 6th S of 13th  
(Block 142 Lot 16)

Parcel No. 10-162-20

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one story U planned wood frame house on an east-west axis with an overhanging flat roof with eaves supported by extended exposed wooden rafters. 1" x 8" flush horizontal clap-board siding is used throughout the exterior. The north wing has five pane fixed glass french doors that open to the central courtyard and garden. 3' x 5' double casement windows are used throughout the house, and a large 3' x 8' fixed glass and side casement window defines the central living room set back to the east with a low redwood deck in front.*

*The south wing roof ends have overlapping 1" x 6" fascia that articulate the horizontal overhangs. The bedroom-bath wing addition (1957) was designed in context with the original house of 1949.*

P3b. Resource Attributes: (List attributes and codes)

HP-2 Single Family Residence

P4. Resources Present



Building



Structure



Object



Site



District



Element of District



Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:



Prehistoric



Historic



Both

1949 - Carmel Building Files

P7. Owner and Address

Lucinda Lloyd  
P.O. Box 842  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA  
93921

P9. Date Recorded: 11/5/2001

P10. Survey Type: (Describe)

HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments



NONE



Continuation Sheet



District Record



Rock Art Record



Other: (List)



Location Map



Building, Structure, and Object Record



Linear Feature Record



Artifact Record



Sketch Map



Archaeological Record



Milling Station Record



Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 4

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Frank Lloyd House

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: American - International - Bay Area Tradition

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #1807 (July 2, 1949) Original Permit and basic plan in file. Contractor: Owner - Frank Lloyd (\$4,250)  
(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: Frank Lloyd

B10. Significance: Theme: Carmel Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: Post WW II

Property Type: Single Family Residence

Applicable Criteria: CR #2

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies under criteria CR#2 in that it was built and lived in by Frank Lloyd and his wife Marjorie Lloyd. Frank Lloyd grew up in Carmel. He later attended McGill University in Montreal, where he met his wife Marjorie Twyner. They made Carmel their home in 1936. Frank built several modern houses that were sold to returning WW II veterans.

Some of the modern style houses were designed by architects Thomas Elston and William Cranston. The Lloyd House incorporates the flat roof and pre-fabricated materials characteristic of International-American designs and the Bay Area Tradition defined by Lewis Mumford and Gardner Dailey in 1949. The house is still owned by the Lloyd family and represents key figures in the history of Carmel and an architectural tradition that was a Post WWI modern variant of the Craftsman cottages.

Other architects cited in the Carmel HRI 2001 Survey with variations on this style are Jon Konigshofer, William Cranston, Robert Stephenson and Thomas Elston.

**FRANK LLOYD**

Born in Tucson, Arizona on March 16, 1907, Lloyd was the son of Dr. and Mrs. F. E. Lloyd. His father was a world-famous botanist who did research at the desert lab of the Carnegie Institution based in Washington, D.C.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

HP-2 (Single Family Residence)

B12. References:

1. "Modern Style in Carmel Brought Cries: But It Is Probably Here to Stay," by Dorothy Stephenson, Monterey Peninsula Herald, Sept. 9, 1950.

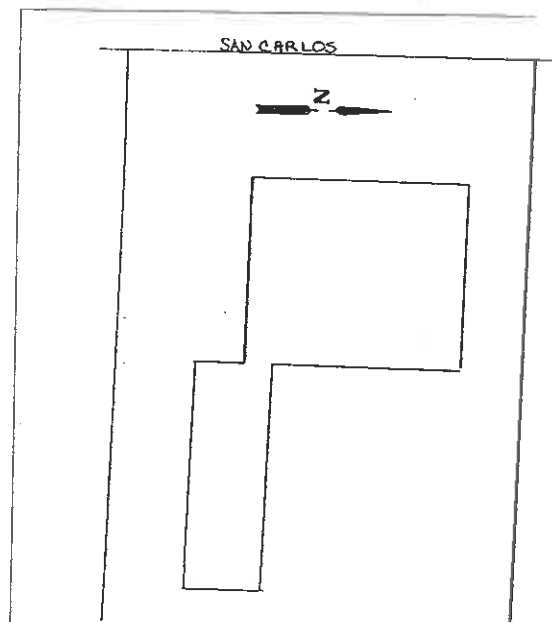
(See Continuation Sheet)

B13. Remarks: Zoning R-1

B14. Evaluator: Richard N. Janick

Date of Evaluation: 11/5/2001

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Frank Lloyd House

Recorded by: Richard N. Janick

Date 11/5/2001

☒ Continuation ☐ Update

**B6 Construction History (Continued from page 2)**

2. Permit #3116 (Nov. 2, 1957) - Bedroom-bathroom addition. Contractor: Frank Lloyd (\$4,000) Original permit - plan in file
3. Permit #88-160 (July 15, 1988) - Interior remodel - bathroom - bedrooms Contractor: Owner Marjorie Lloyd (\$20,000)
4. Permit #92-185 (Oct. 13, 1992) - Repairs - foundation - plumbing - kitchen Contractor: Hutton Construction (\$4,000)
5. Permit #94-49 (March 15, 1004) - Bathroom - plumbing fixtures Contractor: Hutton Construction (\$5,000)

**B10 Significance (Continued from page 2)**

When Lloyd was three months old, the family moved to Mexico where his father researched Guayule rubber. From there they went to Alabama.

The Lloyd family first visited Carmel in 1911, and like many people they decided to buy property. The family purchased a block along San Carlos Street. The father worked at the old Carnegie Institution's Coastal Lab in Carmel. Young Frank Lloyd spent his formative years - ages seven to 14 - in Carmel while his father visited summers from his teaching position at McGill University in Montreal, Canada. Lloyd moved to Montreal for his high school years and was later graduated from McGill University with a bachelor of arts degree in 1929. From 1929 until 1933 he worked as a sportswriter for the daily English-language newspaper, *The Montreal Gazette*.

He married the former Marjory Twyner on June 26, 1930 in Montreal. The couple took a six-month vacation in 1933 to Carmel and instead spent a year here while Lloyd built a home on the family's San Carlos Street property. He returned to Monterey in 1934 and later decided to move to Carmel permanently in 1936. When he returned to Carmel in the throes of a depression, Lloyd became a commercial fisherman until former *Carmel Pine Cone* publisher Perry Newberry hired him as editor of the paper. Over the next several years, Lloyd also edited the old *Carmel Cymbal*, served as a sportswriter for a Santa Cruz newspaper and was city editor of the *Watsonville Sun*. Later, Lloyd was to write a popular nostalgic column for the *Carmel Pine Cone* called "Once Upon a Time."

With the outbreak of World War II, Lloyd went to work in the shipyards of Sausalito as an electrician. He then returned to Carmel and worked along Cannery Row. He built approximately 12 houses throughout Carmel after World War II. Some he designed, others were designed by architects Thomas Elston and William Cranston. Lloyd then bought his own boat and became a commercial fisherman until his retirement. With his background at sea and his interests in botany, Lloyd was a prominent Carmel environmentalist. He later earned the honorary title of Carmel's "Beach Master." Lloyd was instrumental in starting a concerned citizen's group called "Old Carmel." He also was active in the Carmel Citizens Committee. He was appointed to the Harrison Memorial Library Board of Trustees by then Mayor Gunnar Norberg in late July 1977.

Lloyd's first bid for elected office was successful and he took his seat on the city council in April of 1980. His council career was marked by a deep concern for the growth of business and building in Carmel that he felt has led to a deterioration of the village character. His concern for the residents was symbolically pointed out by recent council action to return the benches to the Ocean Avenue median strip. The one near the library was named in his honor by the council in recognition of his dedication to the citizens of Carmel.

Frank Lloyd died on October 3, 1983 at the age of 76.

Marjorie Twyner Lloyd was born in Hildenborough, near Seven Oaks in Kent, England on July 27, 1908. She moved to Canada as a young girl where she was educated in Montreal, attending the MacDonald Teachers College of McGill University. She taught elementary school in Montreal for a time until 1935 when she and her husband moved to his boyhood home in Carmel. From the start, Mrs. Lloyd was an active participant in the creative life of the village. She soon made friends with people like Jimmy Hopper, Ed Ricketts and writer John Steinbeck. In 1939 it was she who wrote the review for *Grapes of Wrath* in the *Carmel Pine Cone*. She would go on to become a reporter, then editor of the local newspaper in the 1950s and 1960s. She helped found several significant area arts

(Continued on Page 4)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 4 Resource Name or #: (Assigned by recorder)  
Recorded by: Richard N. Janick

Frank Lloyd House

Date 11/5/2001

☒ Continuation ☐ Update

**B 10. Significance** (Continued from Page 3)

organizations, including the Monterey County Symphony Association, the Monterey Peninsula Museum of Art and Carmel Heritage.

An environmentalist and preservationist, Mrs. Lloyd was arguably the most knowledgeable individual in the region on the history of Carmel and its inhabitants. She was made "Historian Emeritus" by Carmel Heritage prior to her passing in 1992.

Marjory and Frank Lloyd shared the independent spirit, intelligence and creative abilities associated over time with so many significant figures in Carmel's history. The house that Frank built became a focal point of village life and social activity during the productive period of their lives. It retains a high degree of integrity as constructed in 1949 and is most representative of the many contributions made by the couple during their time in Carmel.

**B12. References** (Continued from Page 2)

2. "House for Johns Manville," by Greg Hise, "William Wilson Wurster," San Francisco Museum of Modern Art, 1996, pgs. 142-143.
3. "The Post War House," by Gardner Dailey, "Architecture of the San Francisco Bay Region," Museum of Art, Civic Center, San Francisco 1949.
4. Frank Lloyd Obituary, *Carmel Pine Cone/Outlook*, October 6, 1983.
5. Carmel Preservation Foundation Notes: On Frank Lloyd RE: House Contracted by Frank Lloyd on (Block 99 Lot 11) (October 2000)
6. Marjory Lloyd Obituary, *Carmel Pine Cone*, July 2, 1992, p. 1
7. Marjory Lloyd Obituary, *Monterey Herald*, July 2, 1992.



**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) "Casa della Comedia"

P1. Other Identifier: \_\_\_\_\_

P2. Location: \_\_\_\_\_

☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

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R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of Santa Lucia, E/side San Carlos (Blk 142, Lots 26, 28)

Parcel No. 010-162-027

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman Style residence "L" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a long (about 24' to weather) wood shingle, laid to read as horizontal lines. The short leg of the "L" screens the interior view of the lot from the street, while the long arm of the "L" steps down a gradually descending slope on the north side of the parcel in three increments, terminating in a hip roofed bedroom w/ an exterior eave wall brick chimney on its east end. According to Sanborn maps the hipped roof bedroom was once a detached guest unit. The combination intersecting, and stepped low-pitched gable-and-hip roof, has wide overhanging eaves w/exposed rafter-tails. It is covered in wood shingle. Fenestration is irregular w/ a combination of single, paired and banked multi-paned wood casement windows, and several glazed wooden doors, including French doors. Raised Carmel stone walkways front the inside of the "L" along the perimeter of the building, dropping off at odd angles to form steps into a beautiful informal garden of low shubbery and flowers. The long arm of the "L" was screened by a sympathetic glazed solarium in 1986, w/ a wooden deck on the inside of the short arm of the "L", that has not diminished the historic integrity of the property. The residence is framed to the west by a screen of mature trees and shrubs, and to the north by mature pines. There is a wood-framed, one-car garage just south of the main building, and a recent 1977 wood-framed studio, near the SE cr. of the parcel.

P4. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE fm San Carlos St. at the W/side elev., 10/9/01, #9183-28A

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1921 carmel bldg. records

P7. Owner and Address

Roger & Allene Fernier  
P.O. Box 4376  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 10/6/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) "Casa della Comedia"

B1. Historic Name: Dr. Alfred E. Burton Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921(Cbp# 241); solarium added along long arm of "L" 1986 (Cbp# 86-200)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: wood-framed, one-car garage just so. of residence at SW cr. of the parcel 1921 (?); wood-framed studio near SE cr. of the parcel 1977 (Cbp# 77-173)

B9a. Architect:

b. Builder:

B10. Significance: Theme: Devel. of Arch., Arts & Crafts

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2,3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The "Casa della Comedia" is significant under California Register criteria 2, for the contributions of both Dr. Alfred E. Burton, and his former wife Lena Yates Burton to the development and support of the arts & culture in Carmel. It is also significant under criteria 3, in the area of architecture as an excellent example of the eclectic Craftsman design in the village in the early 1920s. Before arriving in Carmel in 1920, Dr. Burton had been Dean of the Massachusetts Institute of Technology for twenty years, and had accompanied Commodore Matthew Perry on one of his Arctic explorations. His wife Lena, was a published poet who had been closely associated with "The Others", an iconoclastic group of Eastern poets and writers that included Marianne Moore, William Carlos Williams and Wallace Stevens. The couple's artist friend, Marsden Hartley had suggested the move to Carmel. Both sought out and actively participated in the arts once in the village. Burton was a passable painter, who joined the Arts & Crafts Club, and as a leading member of their Civic Committee, helped establish an annual contest for garden beautification, initiated Christmas plays at the Forest Theater, and himself directed at least two plays at the Arts & Crafts Theater. Lena also involved herself in the literary and theatrical circles of the village, serving on the board of the Forest Theater, designing costumes, and producing commedia del arte plays. The name of their house was derived from her love of the theatrical form. "Inspired by Italian satirists from the Renaissance, commedia del arte relied on improvisation and whim, with the storyline developed as the play proceeded with participants creating their own narratives and personas." The couple often hosted parties where commedia was the mainstay of the evening. Within this artistic milieu Dr. Burton introduced his wife to a brilliant young engineer named Carl Cherry. Cherry and Lena soon became lovers and scandalized the village when she left Burton and her three teenage children to run off with Cherry, at least twenty years her junior. Because of the affair, Burton left Carmel with the children for the East in 1926.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

**B12. References:**

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

"Alta Vista Magazine", 11/15/92

Gilliam, H. & A., *Creating Carmel, the Enduring Vision*, Peregrine

Smith: Salt Lake City, 1992

B13. Remarks: Zoning R-1

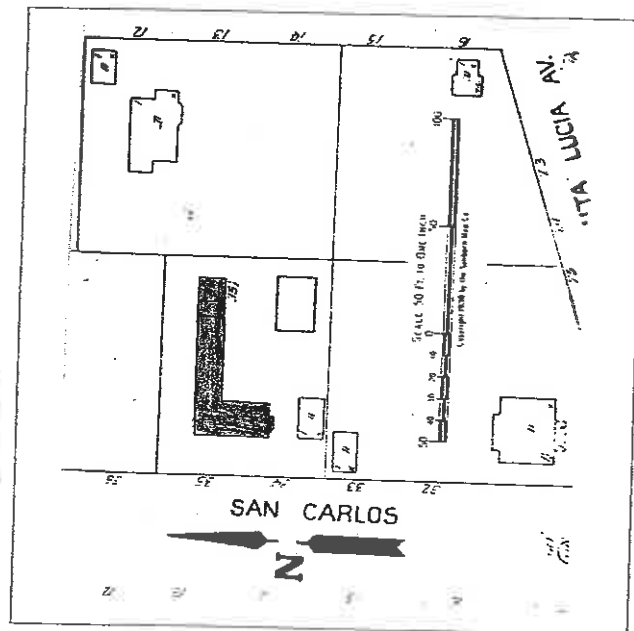
CHCS (AD/AC)

On Carmel historic resource candidate list

B14. Evaluator: Kent Seavey

Date of Evaluation: 10/6/2002

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *"Casa della Comedia"*

Recorded by: *Kent L. Seavey*

Date *10/6/2002*

☒ Continuation ☐ Update

B12. Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980  
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B10. The Burton Hse. is a delightfully eclectic expression of the Craftsman mode of architecture. The short arm of the "L" shaped residence reads from the street like a Carmel beach shack, but once inside the planked wooden gate leading to the interior of the parcel, a long terraced garden comes into view, with the stepped north wing of the house assuring the privacy of the open space. The roof forms, with their wide, overhanging eaves and exposed rafter-tails, are reminiscent of Japanese country inns, and before the hipped-roof guest unit was connected to the north wing, it must have had the appearance of a Japanese tea house. The naturally weathered wood of the long exterior shingles is a perfect compliment to the informal garden setting, and forest beyond. The 1986 solarium that was added is composed of clear sheets of plate glass, separated by simple, redwood posts, affording a transparency that does not significantly alter the appearance of the ensemble. The "Casa della Commedia" is a fine example of Carmel's early individual and creative architectural expression, it clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, as an already identified Carmel historic resource under the themes of architectural development, and development of the arts & culture.

Supplemental Photograph of \_\_\_\_\_



Description of Photo: (View, date, accession#)

Looking NW at the so. facing facade, ca. 1946, Richard Anderson, Pacific Palisades

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S1

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Rev. Gardner Hse.*

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*NE Cr. San Carleo & Santa Lucia (Blk 142, Lots 30,32,33)*

Parcel No. *010-162-013*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-one-half story wood-framed Craftsman style residence, slightly cruciform in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle, horizontal shiplap wood siding and vertical board-and-batten. The main body of the residence is covered in wood shingle w/about 12 inches to weather. The area below the water table employs the horizontal siding, and the skirt, or rail of a projecting partial-width porch along the south side-elevation has the board-and-batten siding. The low-pitched, side-gabled roof has wide, overhanging eaves w/exposed rafter-tails, and a central shed-roofed dormer, high in the roof plane of the south side-elevation. The roof on the south side extends over the partial width porch, and is supported by two large, square wood posts at each corner of this feature. The porch, which may have been originally open, now has fixed four-light wood windows, added at an early date. There are two brick chimneys. An exterior gable end wall type is located just south of the entry door on the west (facade) elevation, while the second appears to be an interior type, towards the NE in the building envelope. Fenestration is irregular, w/a combination of fixed and casement type multi-paned wood windows in various sizes. Those along the first floor are banded, w/typically small paned lights in the upper portion of the windows. The house is beautifully sited on a SE sloping lot in a natural landscape setting of mature pines, oaks and native groundcover. A grape stake fence fronts the property.*

Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*Looking NE at w/facing facade & s/side elev., 8/26/01, #8467-23*

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

*ca 1904*

P7. Owner and Address

*Mary W. Ives Trust  
26965 Orchard Hill Ln.  
Los Altos Hills, CA 94022*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *6/18/2002*

P10. Survey Type: (Describe)  
*Carmel Historic Resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel-by-the-Sea Survey 1989-1996*

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Mining Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Rev. Gardner Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed ca. 1904 (family records); alteration/addition 1920 possibly porch window enclosure (Cbp#141)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer/ M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Rev. Gardner Hse. is significant under California Register criteria 3, in the area of architecture, as perhaps the best remaining example of the Craftsman design phase of Carmel's master builder, Michael J. Murphy. While the design of this side-gabled version of the Craftsman form is not unique in and of itself. The fact that it is intact as constructed about 1904, retains its original exterior appearance and maintains its natural landscape setting is the exception in Carmel. This appears to be the best of about a half-dozen or so unpainted Craftsman cottages still standing in the village, and one of the very few in its original landscape setting. The quality of craftsmanship is clearly evident in the residence, whose only changes appear to be a newer composition shingle roof, and the 1920 (?) glazing of the porch windows. Typical features of Murphy's Craftsman design of the period include clean lines, well constructed masonry work, and the use of shiplap siding below the floor-plate on the sloping lots he had to deal with. He was also careful with the siting of his residences, affording ready access to roadways while taking advantage of the best viewsheds, and retaining as much open space as possible on the parcels. His design sources for this period have never been studied. Turn of the century pattern books and periodicals like Gustav Stickley's *Craftsman Magazine* come to mind, but some must have come from the influx of San Francisco and East Bay clients familiar with the evolving work of bay area regionalist designers, influenced by Charles Keeler's recent publication of *The Simple House*. George Sterling and Arnold Genthe as owner/builders of Craftsman style homes were making examples available for the young contractor in the village. The house was a weekend place for Rev. Charles Gardner, Chaplin of Stanford University and his family. Upon his retirement in the early 1940s Dr. Gardner had a new home constructed on Mission. However, the original Gardner Hse. remains in the family. The residence clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers, 1980

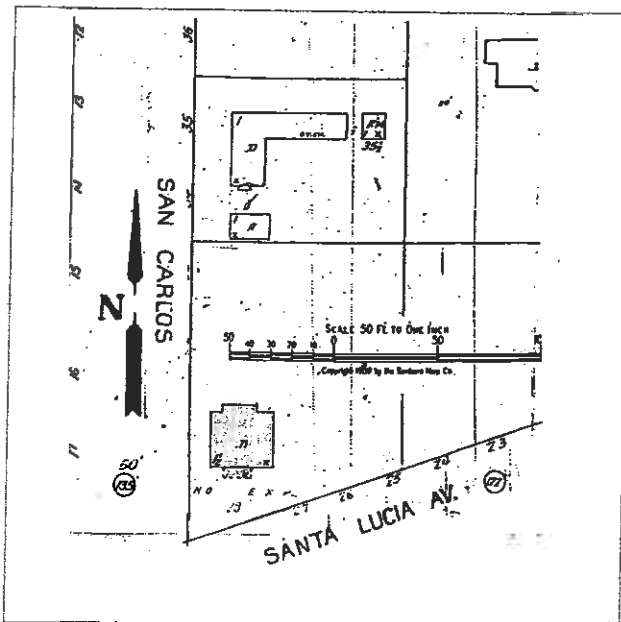
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/18/2002*

(This space reserved for official comments.)





**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

Mr. & Mrs. William Junk House

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

E

c. Address: 3rd S, of 13th W, side San

City Carmel By The Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3rd S. of 13th W/side San Carlos

(Block 143 Parts of Lots 5.5,N pt. 7)

Parcel No. 10-165-29

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one story u-planned wood frame house set long ways on a east-west 40' x 100' lot with flat roofed open carport extending toward the street. The dominant design feature is a trapezoidal shaped atrium that runs the length of the house along the ridge-line of the low-gabled asphalt shingled roof. Regularly spaced low-hipped skylights bring lighting to the interior. The same pattern is repeated in the cross wings of the front and rear bedrooms. The north elevation has stuccoed walls broken by narrow floor to ceiling fixed glass windows separated by 1" x 10" horizontal wood jalous. A concrete mission slump block chimney anchors a load-bearing wall in the living room. The south elevation features two pairs of aluminum framed sliding glass doors that open out onto the garden patio from the recessed living room. Redwood 1" x 10" vertical chanel siding fills the walls between the glass doors and extends around to the east facade that defines the kitchen and a shop storage area. Entry into the house is through a door off a recessed open patio set behind the carport and between the front bedroom to the north and the kitchen-shop area on the south. The building is set on a concrete slab with heating ducts set into the floor. The undulating plan is united by the trapezoidal atrium which gives vertical light under the shading limbs of live oak trees.

P3b. Resource Attributes: (List attributes and codes)

HP2 - Single Family Residence

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking at carport - front entry (View toward west).  
Photo No: 8538-20, 3/23/2001

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 - Carmel Building Files

P7. Owner and Address

Judith Reibe  
P.O. Box 1684 (626-4021)  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223480, Carmel, CA  
93921

P9. Date Recorded: 8/20/2001

P10. Survey Type: (Describe)

Carmel HRI 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☒ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Mr. & Mrs. William Junk House

B1. Historic Name: Mr. & Mrs. William Junk House

B2. Common Name: Same

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: Wrightian - Organic - Usonian

B6. Construction History: (Construction date, alterations, and date of alterations)

(Original specs and plans in file)

1. Permit #4354 - Sept. 1965 House designed by Mark Mills - \$24,900. Original plans and permit in file.

2. Permit #M00-8 - May 2000 - New furnace - (Colton Heating)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: 1965

Original Location:

B8. Related Features: Narrow central hall skylighted atrium is found in Carmel in a number of houses dating (1963-72)

B9a. Architect: Mark Mills

b. Builder: Helm Savoldi - Carmel

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel By The Sea

Period of Significance: Post WWII

Property Type: Single Family Residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies in the CPHR under criteria #3 as an example of the work of Mark Mills who was an apprentice at Frank Lloyd Wright's Taliesin Fellowship in the 1940s. The unusual skylit atrium that runs the length of the house and cross-wise in the bedrooms and kitchen is a classic example of allowing natural light into what are usually cramped dark areas and was a trademark of Taliesin training in opening up of vertical space for dramatic effect. Also, the sensitivity to the existing natural environment is shown in the maintaining of the native oaks on the site and building the house around the trees. This is one of three Mark Mills houses built in Carmel that are intact with only limited modernization of heating and utility systems.

Mark Mills was born and raised in Jerome, Arizona, the son of a mining engineer. He completed a BS in architectural engineering at the University of Colorado. He then moved to Phoenix and worked as a draftsman for the architecture firm Lescher and Mahoney, which is where was when the telegram came inviting him to meet with Frank Lloyd Wright.

Mills spent four years at Taliesin, 1944-48. He left with Paolo Soleri and two others. Subsequently, Mills and Soleri were hired by Mrs. Nora Woods to build a small desert dwelling in Cave Creek, Arizona, which Soleri would design. The result was the Dome House, the first published project for either of them.

(Continued on Page 3)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

1. Profile: "Work of Mark Mills" by Janey Bennett; Photography by Al Weber, Journal of the Taliesin Fellows, Issue 10, Spring 1993.

2. Mark Mills Oral History by Indira Berndtson, Taliesin Archives, July 6, 8, 1994

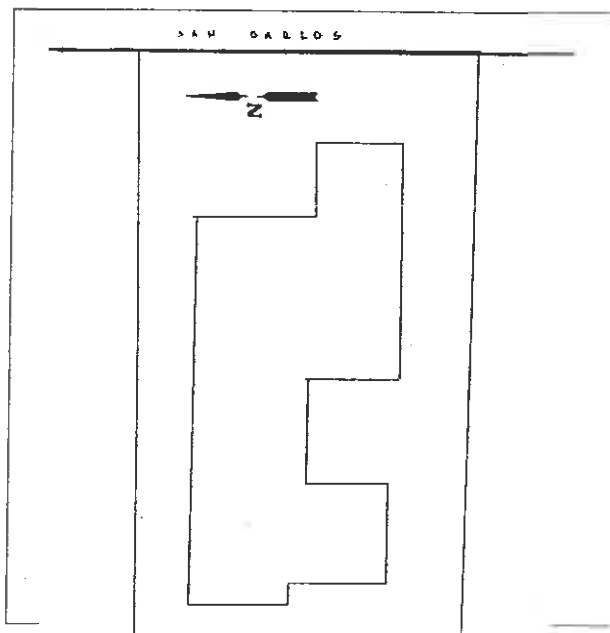
(Continued on Page 3)

B13. Remarks: Zoning R-1

B14. Evaluator: Richard N. Janick

Date of Evaluation: 8/20/2001

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 3 Resource Name or #: (Assigned by recorder)

Mr. & Mrs. William Junk House

Recorded by: Richard N. Janick

Date 8/20/2001

☒ Continuation ☐ Update

**B10: Significance** (Continued from Page 2)

When the dome house was completed, Mills moved to San Francisco and joined the firm of Anshen + Allen, until a friend invited him to come to Carmel to help on a residential addition. That led to work with Miles Bain, who contracted to build Wright's Walker House in Carmel.

The interaction of complex design and simple tools and construction methods remains an important part of Mills' work. His buildings' elegance comes from their aesthetic and structural concepts rather than from expensive materials. He has built more than thirty-five residences throughout California and his office continues in full operation at Carmel. His work honors the process of architecture and offers many lessons to those willing to take the time to track it down and read it.

**B12: References** (Continued from Page 2)

3. Mark Mills Interview, May 18, 2001 by Kent Seavey, Rick Janick, Cynthia Riebe, transcribed by Myrna Almitre



PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) La Von Gottfried Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

6 SE of 13th e/side Dolores (Blk 143, Lots 18,20)

Parcel No. 010-165-042

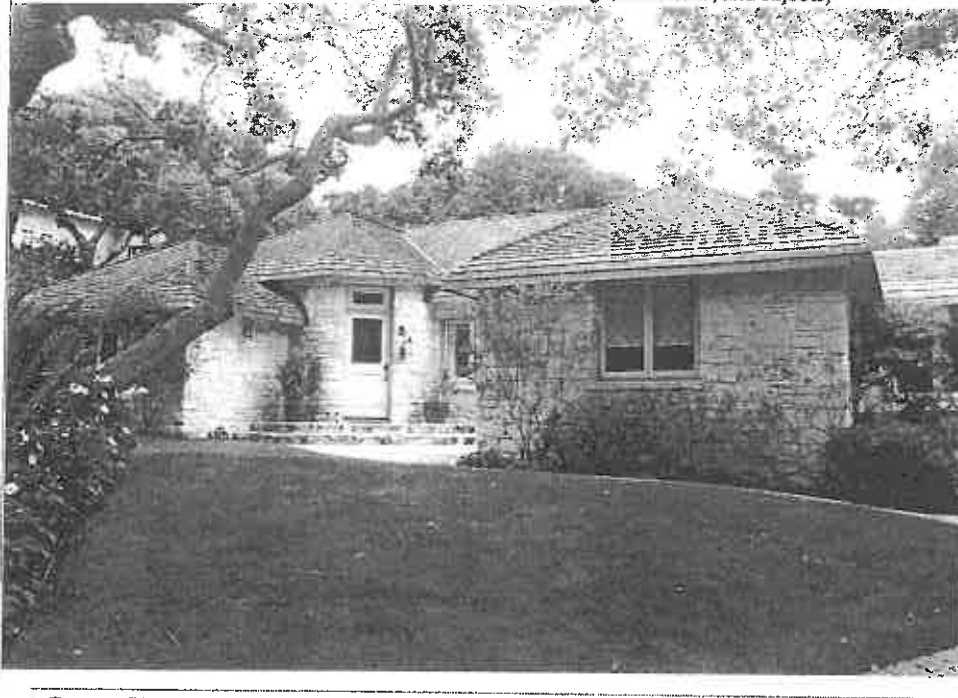
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story masonry residence, constructed in 1921, "H" shaped in plan, resting on a concrete foundation. The exterior wall cladding is an uncoursed Carmel stone. The low pitched intersecting hipped roof is covered in wood shingle, rolled over the eave edges to appear as thatching. Fenestration is irregular with single and paired wood casement windows w/diamond pattern leaded glass, added in 1939. Additions have occurred primarily along the south side elevation and to the rear of the house. Lee Gottfried, the original owner/builder made unspecified alterations in 1923, and again in 1928, possibly extending the angled SE wing. Monterey architect A.B. Coats expanded this same wing one bay to the south in a 1939 remodel that also included moving the front door to the south side of the NW wing, and adding the leaded glass windows. The most recent changes occurred in 1996 with further expansion to the rear of the SE wing and along the south side elevation, and a reconfiguration of the front entry into a vestibule, projecting from the inside corner of the main building block and NW wing. In spite of these changes over time there has been consistent respect for the original vernacular character of the building, including retention and maintenance of the Carmel stone wall cladding and the buildings roof forms and sheathing. The house sits well back from the street on a slightly raised grassed slope. It is framed by mature oaks, and low shrubbery.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
Looking NE from Dolores at west facing facade.  
8/26/01, #8467-17

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

1921 Carmel bldg. records

P7. Owner and Address

Mr. Richard Stewart  
P.O. Box 6495  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 9/12/2001

P10. Survey Type: (Describe)  
Carmel Historic resource inventory - 2001 (Intensive)

Report Citation: (Cite survey report and other sources, or enter "none")

City of Carmel-by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *La Von Gottfried Hse.*

B1. Historic Name:

B2. Common Name: *Lee Gottfried Hse.*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (reed thached English or Norman cottages)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1921 (Cbp #216); 1923, alteration (Cbp #993); 1928, alteration (Cbp #1992); 1939, addition: enlarge back bedroom, move front door, add leaded glass windows (Cbp #550); 1951 cover rear porch w/plastic panels (Cbp #2156); 1996, room additions. entrv alteration (Cbp #95-176)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/La Von Gottfried*

b. Builder: *La Von Gottfried*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Gottfried Hse. is significant under California Register criteria 2 for its association with its owner/builder, noted Carmel building designer & contrator La Von E. "Lee" Gottfried. Between 1920 and 1924 Gottfried, in concert with theatrical entreprenuer Edward Kuster began the transformation of the Ocean Avenue business district from a Western false front vernacular look to the Old World European appearance that characterizes the commercial core of the village today. Working for and with Kuster, Gottfried constructed the first of the inventive European medieval storybook style shops in Kuster's Court of the Golden Bough at the SE corner of Monte Verde & Ocean Avenue. While legendary *Pine Cone* editor and politician Perry Newberry nominated Edward Kuster to Carmel's "Hall of Fame" as "the one man responsible for the building of unique and different shops in Carmel", Lee Gottfried deserves credit as well. His knowledge of early European building forms is clear from the design of his own house, constructed in 1921. He employed Carmel stone, laid in an uncoursed bond, under a hipped roof with rolled eaves, giving the residence the general appearance of a rural medieval reed thached cob cottage, that could be found in England or France. Gottfried served as an Army Signal Corps officer in France during WWI, where he had the opportunity to observe such building types. His use of Carmel stone on his house as a full exterior wall cladding may have been a first in Carmel.

Born in Ohio in 1896, La Von Gottfried attended both grammer and high school before venturing into the business world. Prior to his WWI service he worked in construction and for the Pacific Telephone Company. leaving the service in 1919 he returned to California, and his telephone work in Los Angeles. He moved to Carmel in the Spring of 1920 where he went into general contracting.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel building records, Carmel Planning Dept., City Hall, Carmel  
Carmel Pine Cone, 1/18/68*

*Hale, Sharron, A Tribute to Yesterday, Valley Pub.: Santa Cruz, 1980*

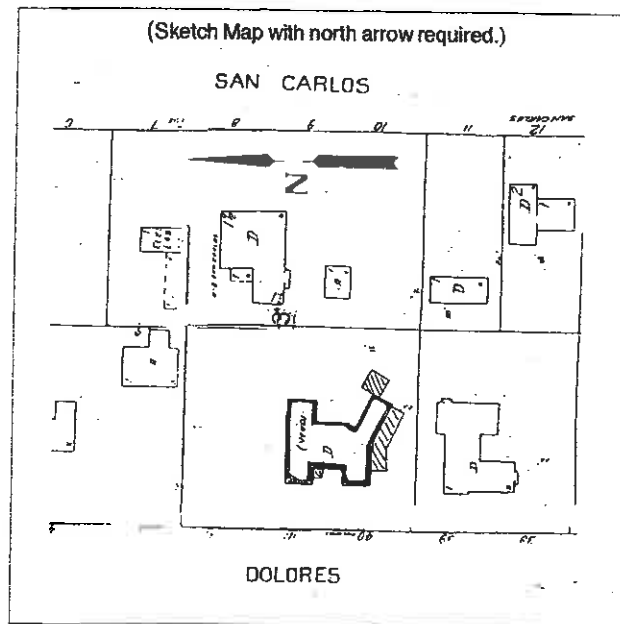
*Temple, Sydney, Carmel By-The-Sea, from Aboriginies to Coastal  
Commission, Angel Press: Monterey, 1987, p.137-138*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *9/12/2001*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *La Von Gottfried Hse.*

Recorded by: *Kent L. Seavey*

Date *9/12/2001*

☒ Continuation ☐ Update

B10. One of his first jobs was building a stone house for Edward Kuster at Carmel Point in 1920. Kuster designed the rambling granite edifice inspired by castles he had known as a youth in Germany. Gottfried designed and constructed a number of fine residences and commercial buildings including the Charles Van Ripper, Rhoda Long, and Joseph Schoeninger houses on Carmel Point. The P.K. Gordon House on San Antonio, and residences for the Ritchie and Kenney families at Pebble Beach along with many others. In 1923-24 Gottfried was the contractor for the Court, and Theater of the Golden Bough with Edward Kuster. He had designed and built a small weaving shop for Kuster's wife, the former Ruth St. Denis, on the Dummage property along Dolores St. in 1922. That building was later moved to the Court of the Golden Bough where it continues to serve as a candy store. Gottfried married Bonnie Hale, step-daughter of noted Carmel writer Fred Bechdolt, for whom he constructed the Dolores St. residence. He brought his brother-in-law Donald Hale into his practice in 1922. Gottfried and his wife resided in and worked from the home during the most productive period of his life as a designer and building contractor in Carmel. Although the alterations and additions to the building over time may not qualify it for listing in the California Register in the area of architecture, it still conveys a strong sense of time and place. Lee Gottfried, its designer/builder was a key figure in the context of architectural development in Carmel, especially in the changing architectural expression of the Ocean Ave. business district in the early 1920s. His work with Edward Kuster, introducing the Storybook subset of the Tudor architectural style to commercial building in Carmel opened the door for residential designers like Hugh Comstock and George Mark Whitcomb to create their fairytale residential cottages in the mid 1920s. His home on Dolores St. best represents Gottfried as both designer and builder during his long association with the construction trade in Carmel.

NOTE: The house built for Alan McEwen in 1925, located 5 north of Ocean on the west side of Carmelo (Blk HH, Lots 13, 15), may very well be the work of Lee Gottfried. It not only has the same Carmel stone wall cladding, and hipped roof with rolled eaves, but employs a footprint very similar to that found on the Dolores St. hse. Of interest is the fact that although the designer of the Carmelo St. hse. has not been identified, the stone mason who did the Carmel stone work has. It was Edward Mestres, a nephew of the noted Carmel Mission cleric Monsignor Ramon Mestres. It is possible that Edward Mestres was also responsible for the stonework on the Gottfried hse. on Dolores.

12. Watkins, R. G., *Monterey and Santa Cruz Counties California, Vol. II*, S.J. Clarke Pub.: Chicago, 1925, p.55

Primary #

HRI #

Trinomial

NRHP Status Code

551

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Las Abuelas

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW cr. Santa Lucia & San Carlos (Blk 143, Lots 31, 33, 35)

Parcel No. 010-165-015

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood framed Spanish Eclectic style residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The principal roof is flat, covered in tar and gravel. On the north side elevation, facing the inside of the ell, is a slightly lower shed roof, covered in Mission tile, capping a Monterey style cantilevered balcony, w/ square wood posts and a simple balustered rail. This roof form extends over a closed tower at the inside corner of the ell, enclosing an interior staircase. An open exterior staircase, clad in stucco, runs along the east side of the short leg of the ell, forming a dramatic arch. It covers a round-arched entry w/glazed wood doors into the west wing of the building. There are two visible chimneys, both interior type. The one on the south elevation is centered on the building envelope and appears as a three-arched, tile-roofed decorative cap. The second is found west of the inside corner of the ell and is seen as an arched stucco cap. The south elevation is characterized by a partial-width raised, open terrace w/ low balustered rail. It is centered on the building envelope, and reached by French windows. To its west, a one-story, shed roofed bay, capped w/Mission tile projects from the building envelope, and to the east, a second-floor bedroom addition from the early 1930s, covers a port cochre, w/massive Carmel stone piers. There is a small, open second-floor balcony, toward the middle of the elevation, w/a simple wood rail and balusters.

b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

HP30 - Trees/vegetation

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking NW at the south facing elevation, 9/1/01,  
#9183-27A

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1923 ?/1928 Carmel Survey 1989-1996

P7. Owner and Address

Ms. Janine Franklin  
P.O. Box 634  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 5/13/2002

P10. Survey Type: (Describe)

Carmel Historic resource inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 1 of 3

NRHP Status Code \_\_\_\_\_

5S1

Resource Name or #: (Assigned by recorder) *Las Abuelas*

B1. Historic Name: *Gertrude S. Eells Hse.*

B2. Common Name: \_\_\_\_\_

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1923 ?; new construction or expansion 1928 (Carmel Survey 1989-1996); second floor bedroom added to east 1931-33 (Cbp#2382, 2587); bay window added at SW cr. 1938 (Cbp#406) foundation work n/d (Cbp#1979); interior remodel 1958 (Cbp#3191)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

B8. Related Features: *carport was added about 1958, and a tool shed along the east side of the property line was enclosed.*

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy (1928)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Las Abuelas is significant under California Register criteria 3, in the area of architecture as one of the most interesting examples of the Spanish Eclectic style in Carmel. It is also significant for the presence of the specimen Wolf Pine. Las Abuelas (the grandparents), south facing elevation has the character of a flat-roofed Mediterranean villa, while the courtyard along the north elevation is in the Monterey colonial style. As originally constructed in the early 1920s, there was another full lot on the parcel to the north. This afforded the opportunity to take advantage of a site that allowed spectacular views south toward Pt. Lobos and Carmel Valley, and at the same time enjoyed a second exterior space, protected from the elements. The mass of the south elevation reflects light and heat onto the terrace and into the open garden. French windows along the first floor of the north elevation, and the cantilevered balcony with its dramatic arched exterior staircase, allows indoor/outdoor living on two levels in almost any weather. Minor changes over time have not significantly altered the original intent of the design.*

*The property containing Las Abuelas was originally owned by Prof. George Boke, Dean of the Law School at U.C. Berkeley. Purchased in 1907, it consisted of 8 lots of record. Prof. Boke, who was active in the Forest Theater, sold 3 lots to Charles & Gertrude Eells, who, according to city records, may have incorporated an existing building into their new home, designed by M.J. Murphy in 1928. Murphy was the first major builder in Carmel, and produced more than 350 residential and commercial designs between 1902 and 1940. He more than anyone else established the early residential design character of the village. According to the current owner there is documentation available that establishes the two hundred year old Wolf Pine on site as the oldest of its species yet found in the United States. Las Abuelas clearly reflect the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development, and as a site with a significant natural feature.*

B11. Additional Resource Attributes: (List attributes and codes)

*HP2 - Single Family Property*

*HP30 - Trees/vegetation*

B12. References:

*Carmel bldg. records, Carmel Planning dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Carmel by-the-Sea Survey 1989-1997*

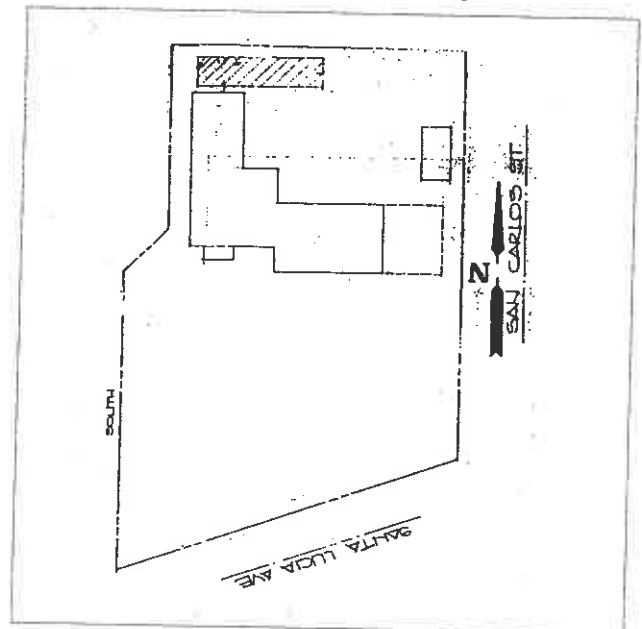
*Sanborn fire insurance map of Carmel 1930-62*

B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/13/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3

Resource Name or #: (Assigned by recorder) Las Abuelas

Recorded by: Karil L. Seavey

Date 5/13/2002

☒ Continuation ☐ Update

P3. Fenestration is irregular w/a combination of rectangular and round-arched fixed and casement type multi-paned wood windows. There are a number of wooden French doors along all sides of the ground floor as well. The residence sits well back from the NW corner of Santa Lucia and San Carlos, behind a thick screen of mature trees and shrubbery w/a large lawn and low plantings. The entry courtyard on the north side has perimeter planting beds w/shr, bbery and flowers. There is a recent wood framed carport, stucco-clad w/a Mission tile roof at the north end of the west wing, projecting east into the driveway. On its south side is a two hundred year old Wolf Pine, that has been recorded as the oldest living example of its type in the United States. The San Carlos side of the property is screened by mature vegetation, but also has a stucco fence.



Description of Photo: (View, date, accession#)  
Looking SW at the interior courtyard.  
9/1/01, #9183-26A



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Violet Campbell Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*  
d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*2 E of Lincoln s/side 13th (Blk 144, Lots p1, 3, p2, 4)*

Parcel No. 010-172-012

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

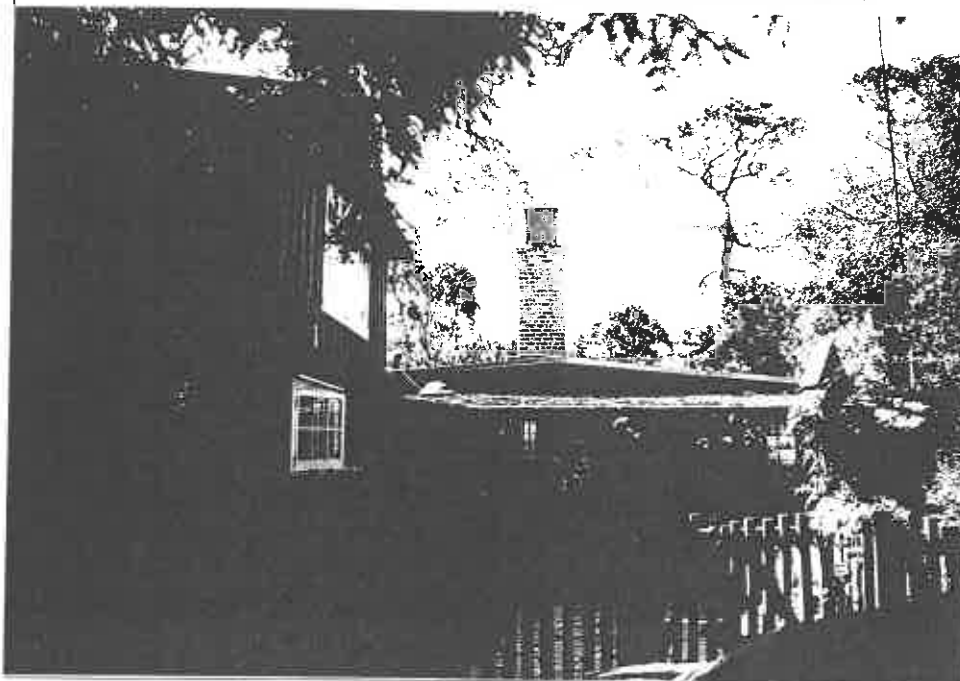
*A one-and-two story vernacular building, irregular in plan resting on a concrete foundation. The exterior wall cladding is a vertical-board-and-batten. The residence was created from an existing pre-1916 two-story buggy shed, with a series of one-story additions completed by the late 1920s. Both the two-story buggy-shed and the one-story addition have very low-pitched front front roofs covered w/ttar & gravel. The one story addition has a partial width shed-roofed porch along the front (north) elevation, w/a recessed entry beneath it. There is a tall, brick, interior chimney piercing the ridge line of the one-story addition at about the center of the building envelope. Fenestration is irregular with a combination of single, paired and banked multi-paned wood windows, some fixed, some casement type. They appear to have been acquired from various sources and simply applied to the building. The house sits well back on the parcel w/ the two-story buggy-shed closer to 13th St. There is off street parking on a gravel pad in front of the residence, which sits behind a grape stake fence in an informal landscape setting of tall conifers, oaks and low ground cover.*

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)



P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

*pre 1916 CPF records*

P7. Owner and Address

*John & June Armstrong  
P.O. Box 213  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *5/10/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Carmel by-the-Sea Survey 1989-1996*

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Violet Campbell Hse.*

B1. Historic Name: *Alice MacGowan Hse.*

B2. Common Name:

B3. Original Use: *stable*

B4. Present Use: *residence*

B5. Architectural Style: *vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed prior to 1916; repairs & addition 1926 (Cbp# 1801); remodeling 1927 (Cbp# 1860); interior remodel 1949 (Cbp# 1736); foundations 1995 (Cbp# 95-82); repair from fallen tree 1998 (Cbp# 98-96)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *great room design/Chas. S. Greene (1926)*

b. Builder: *Gottfried & Hale (1926); Samuel Miller (1927)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Violet Campbell Hse. is significant under California Register criterion 3, in the area of architecture for its interior Great Room, designed in 1926 by California master-architect Charles Sumner Greene. The Great Room addition is the only portion of the house that qualifies as historic, as shown on the attached site map. Charles S. and Henry M. Greene are considered the masters of the Arts & Crafts movement in America during the first two decades of the twentieth century. Both studied at the Manual Arts High School in St. Louis, MO, and at M.I.T. before coming to Pasadena, Calif. in 1893. By 1902 they had developed an individual style that culminated in the American Bungalow form. Their master works from the first decade of the century included the David B. Gamble Hse., the Robert R. Blacker Hse., both in Pasadena, and the Charles M. Pratt Hse. in Ojai. Working with local wood craftsmen in Pasadena, the Greenes also designed furniture and other fittings for each commission. In 1916 Charles left the partnership and moved to Carmel. Business was slowing because of the onslaught of WWI, the proliferation of builders' versions of Greene-inspired designs for the popular market, and Charles' desire to write, and study eastern philosophy. During the twenties Charles architectural output was minimal, with its most outstanding success being the Daniel James House in Carmel Highlands, a commission that lasted from 1918 to 1922. In the mid-twenties Charles did several smaller works, including the Great Room on 13th St. for a family friend, Violet Campbell. The Great Room is medieval in tone, with a low coffered ceiling of dark wood, the coffers rounded at the edges, which was typical of Greene's treatment of large, visible wood members, and a central fireplace, w/stuccoed breast, decorated w/ pressed pattern across the top, facing south into the room, which was lined with multi-paned windows looking out into the side and rear gardens. Charles designed and built the room, with contractors Gottfried & Hale. Outside of the War Memorial along Ocean Ave., and Charles Greene's own studio home around the corner along Lincoln, this is the only known remaining example of this master's work in Carmel. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

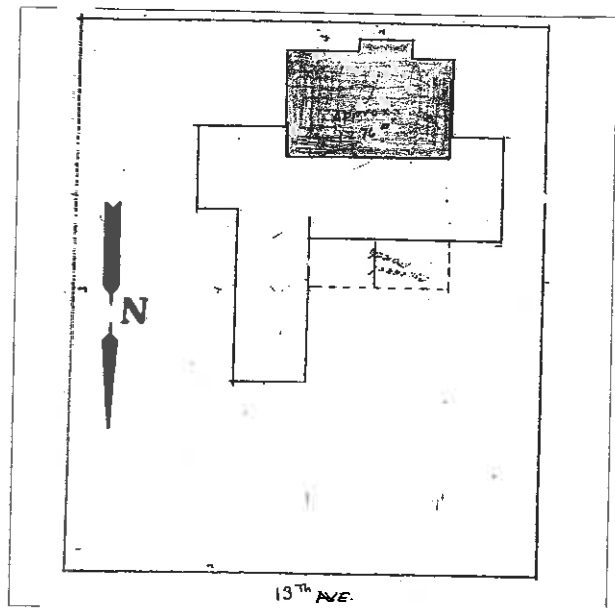
*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Armstrong, John, personal interview w/current owner, 6/12/01  
Bosley, E.R., *Greene & Greene* Phaidon: London, 2000  
Makinson, R., *Greene & Greene Architecture as a Fine Art*,  
Peregrine Smith: Santa Barbara, 1977*

B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/10/2002*

(This space reserved for official comments.)





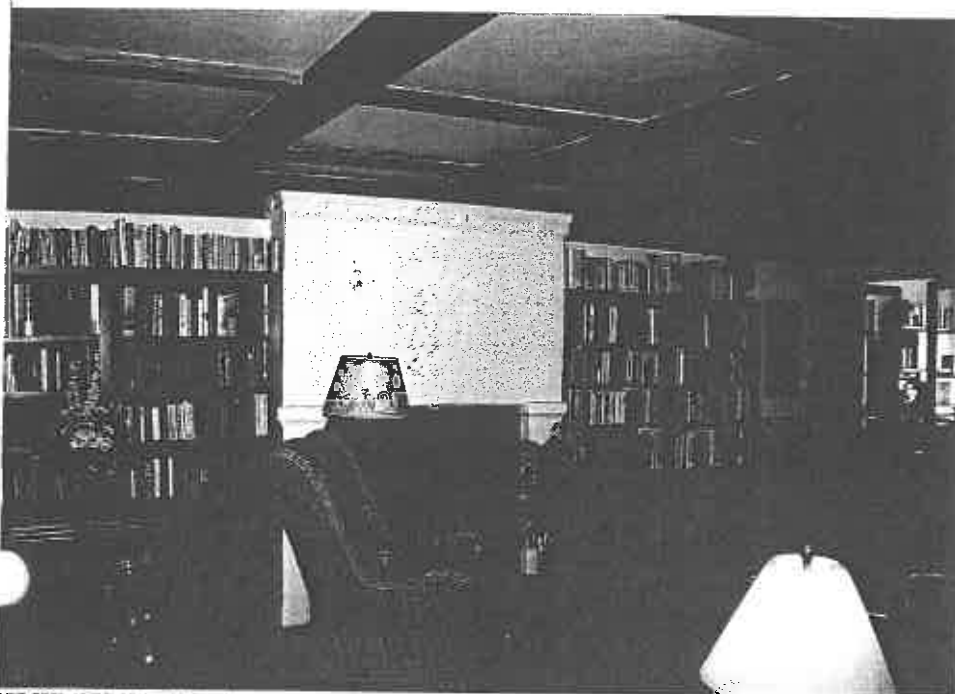
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Age of Resource Name or #: (Assigned by recorder) Violet Campbell Hse.  
Recorded by: Kent L. Seavey Date 5/10/2002 ☒ Continuation ☐ Update

*B10 The room was damaged along the west side by a tree fall, as a result of El Nino storms in 1998. It was repaired, employing the remaining original materials, preserving to the greatest extent possible the historic integrity of the space.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

*Looking NE at the interior of the Greene Great Room, 5/21/02, #17156-2*

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Charles Sumner Greene Studio

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ B.M.

c. Address W. Side Lincoln 4th South of 13th City Carmel By The Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #10-173-39 (Block 145 Lots 5½, 7, 9, 11)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP-2 / Single Family Residence

\*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) East Facade  
8/26/01 #8467-16

\*P6. Date Constructed/Age and Sources: ☒ Historic  
☐ Prehistoric ☐ Both  
1923

\*P7. Owner and Address:  
Thomas Gordon Greene &  
Elizabeth P. Greene  
PO Box 5923, Carmel, CA  
93921

\*P8. Recorded by: (Name, affiliation, and address)  
Richard N. Janick  
MARI

\*P9. Date Recorded: 7/20/01

\*P10. Survey Type: (Describe)  
Carmel HRI  
2001

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Carmel By The Sea Survey 1989-1996

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder)

B1. Historic Name: Charles Sumner Greene StudioB2. Common Name: SameB3. Original Use: Single Family Residence B4. Present Use: Same\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Many of the details in the studio are derived from the James House Project (1918-22).

B9a. Architect: Charles Sumner Greeneb. Builder: Charles Sumner Greene\*B10. Significance: Theme CraftsmanArea Carmel By The SeaPeriod of Significance 1920sProperty Type S.F.R.Applicable Criteria CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP-2 Single Family Residence

\*B12. References:

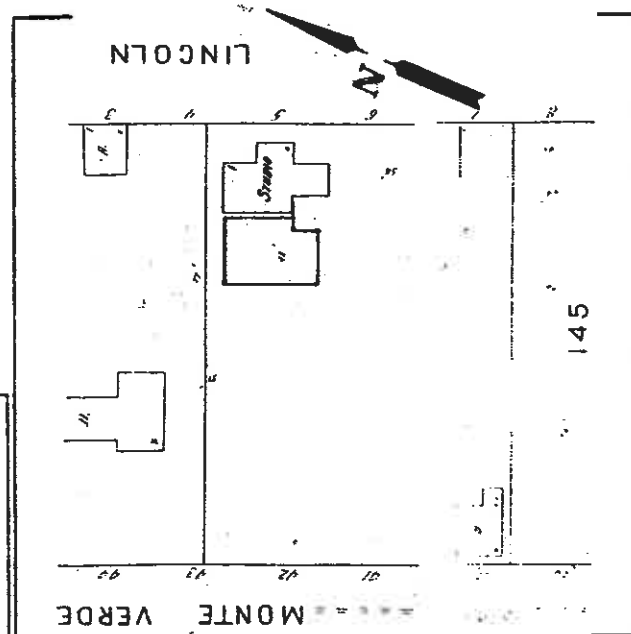
See Continuation Sheet.

B13. Remarks:

Zoning R-1

\*B14. Evaluator: Richard N. Janick, MARI\*Date of Evaluation: Summer 2001

(This space reserved for official comments.)



\*Required information

**CONTINUATION SHEET**

Page 3 of 4

\*Resource Name or # (Assigned by recorder) Charles Sumner Greene Studio

\*Recorded by Richard N. Janick

\*Date 7/20/01

☒ Continuation

☐ Update

**P3a. Description:**

A tall one-story gabled roof structure with a projecting gabled roof entrance featuring a setback carved teak arched door framed by patterned brick jambs supporting an arched brick overhang. The curved Spanish tiles of the roof and the random placed Islamic tiles set into the brick walls add a distinctive Mediterranean-Renaissance feel to the entire house. The main studio has a huge glass-wired skylight covering the north roof and carved redwood beams that rest on rough stone corbels projecting from plastered walls articulated by wooden cookie-cutter pattern blocks set into the wet plaster. Herringbone pattern oak floors run throughout the studio. A hipped roof wing extends to the south that originally was an office and sleeping area and a small bathroom with carved teak doors and trim is tucked into the south corner of the projecting entrance. Iron tie-rods are visible to the upper right of the main entrance and the heavy-wire bottle glass is used in the narrow arched windows flanking the main door. Design elements from the James House project are incorporated into the studio. A massive brick chimney rises to the rear of the entrance block and insets into the main studio area just to the right of the roof ridge line. An arcaded brick wall encloses the garden to the south and west of the studio and is entered through a herringbone patterned redwood gate designed by Charles' son Thomas Gordon Greene, who still resides in the studio.

**B6. Construction History:**

1. Permit #660 – 9/23 (\$1,100) – studio built on Lincoln of used brick obtained from the demolition of the Hotel Del Carmelo located in Pacific Grove in 1919. This was added to an earlier U-shaped plan vertical board and batten cottage, based on the Bandini House of 1903 in Pasadena, that existed in the middle of the lot west of the studio. The cottage stood until 1966.
2. Permit #4418 – 2/24/66 – demolition permit of U-planned board and batten cottage, carport, and shed to west of studio building.
3. Permit #4438 – 4/1/66 – new residential addition to west of studio designed by Thomas Gordon Greene – son of Charles Sumner Greene - \$31,500.
4. Permit #71-39 – 4/23/71 – carport designed by Thomas Gordon Greene - \$1,000.
5. Permit #HD95-5 – 12/18/95 – Application for Historic Designation – Hearing 1/18/96. Approved 6/13/96.
6. Historic Preservation Easement record 9/3/96.

**B10. Significance:**

The building qualifies both as a State Historical Resource and a National Historical Resource as the working studio of Architect Charles Sumner Greene from 1923 until his death in 1957. The adjacent cottage was demolished and rebuilt by his son Thomas Gordon Greene and his wife Betty who still reside at the residence. Many of the details such as the doors, interior wooden beams and plaster work reflect Charles' artistic designs that acknowledge the earlier work of the Greene and Greene partnership in Pasadena, while the east façade, the south arcaded garden wall and general mass of the building reflect the direction of Charles' work in the Fleishacker house in Woodside, California (1911), the James House, Carmel Highlands (1918–22), and the Flavin House, Camel Highlands (1929–30). Ironically, the design of the John Langley Howard House in

CONTINUATION SHEET

Page 4 of 4

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

\*Recorded by Richard N. Janick

\*Date 7/20/01

☒ Continuation

☐ Update

B10. Significance (Continued):

Monterey (1929) reflects more of the U-shaped board and batten design of the original cottage that Charles built adjacent to the studio in 1920 and was demolished in 1966. Also, reflected in the studio detailing are Charles' interest in Medieval English Culture ("the Arthurian Legend - Tintagel Castle") as seen in the stone corbels supporting the massive wooden beams of the living room and references to the spiritual philosophy of Claude Fayette Branden with spiral carvings and vine motifs. Elements of Italian Romanesque details mix with Old Testament scenes carved on interior door panels. Complex symbolic representation became a primary preoccupation in Charles' later work and the studio was a laboratory for design ideas that were applied to other projects. The studio also differentiates the design philosophies of Charles and his brother Henry, who was the more practical, engineer personality in their earlier partnership.

The Charles Sumner Greene Studio personifies the theme of Independent and Eclectic Building design that is one of the chief features of Carmel's architectural history.

B12. References:

*Greene and Greene* by Edward R. Bosley, Phaidon Press, 2000.

"Historic Houses: Charles Greene," by Betty Patchin Greene, *Architectural Digest*, May 1989.

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

551

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Mary D. Crile House*

P1. Other Identifier: \_\_\_\_\_

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*6 SW of 13th W/side Lincoln (Blk 145, Lots 15 Ept. 17)*

Parcel No. *010-173-017*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed vernacular hipped cottage, rectangular in plan resting on a concrete foundation. The exterior wall cladding is vertical board-on-board wood siding, with wide, horizontal shiplap wood siding below the water table. The low-pitched hipped roof has overhanging eaves with a closed soffit. There is a slight, partial-width projection of the roof over the three banked French doors at the SE cr. of the residence. There is one brick chimney present. It is an exterior eave wall type and is located on the south side-elevation, near the SE cr. of the house. Fenestration is irregular, with a combination of paired four-light wood casement windows, banked multi-paned wood French doors and a small, horizontal wood slider. The principal entry is located on the north side-elevation at the NE cr. of the building. It has a wooden door, glazed above. The house is sited close to the street, behind a high, ivy covered wooden fence protecting a small courtyard with an informal landscape of shrubbery, ferns and flowers. It is located in a wooded neighborhood of one and two-story single family residences of varying size and age.*

4b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

*Looking west at east facing facade, 12/11/03, #56175-12*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*1950 Carmel bldg. records*

P7. Owner and Address

*Edward Lohmann & Lynn Lupetti  
P.O. Box 5776  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *12/12/2003*

P10. Survey Type: (Describe)

*Intensive-Carmel Historic Resource  
Inventory-ongoing*

Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Mary D. Crile House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (hipped cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1950 (CBP#2007); repair garage & guest room 1950 (2023) termite repair 1965 (CBP# 4261)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Wood-frame one-car garage, SE cr. of parcel 1950 (CBP#2007)*

B9a. Architect: *designer/Miles Bain*

b. Builder: *Miles Bain*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1940-1960*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Mary D. Crile House is significant under California Register Criterion 3, in the area of architecture, as an unaltered example of the late residential design work of noted Carmel contractor, Miles Bain. It is also significant as a representative example of a continuing Carmel vernacular building tradition in the post WWII era. The house itself is an updated version of the turn of the twentieth century vernacular hipped cottage. The principal design differences from its prototypes are the use of double wall construction, shake, rather than wood shingles, and board-on-board rather than board-and-batten exterior wall siding. Its brick chimney also differs from earlier examples of rough laid stone or clinker brick, in its rectangular shape and use of a horizontally oriented running bond.*

*Miles Bain, its designer/builder was best known in Carmel for his work on the Frank Lloyd Wright House and Nathaniel Owings "Wild Bird" in Big Sur. Bain came to Carmel in in the 1920s at the suggestion of contractor George Mark Whitcomb, to work as Whitcomb's estimator. In the early 1930s Bain became a licensed contractor and went off on his own, designing and building a number of Carmel residences. Just after WWII Bain rejoined his friend Whitcomb and went to Saudi Arabia with the Bechtel Corporation to build oil pumping stations. After his return he worked on building projects for F.L. Wright, Nat Owings, Ansel Adams and Neil Weston.*

*This simple cottage for Ms. Crile continues Carmel's well established building tradition of rustic simplicity, often articulated by the use of wood shingles or board-and-batten for exterior wall cladding, and other locally derived building details that transcended the divisions of time and architectural fashion to give the village its architectural character. The 1950 Crile House continues the theme of architectural development, established in the 1997 Carmel Historic Context Statement, in that it contributes to the understanding of the overall design character of the community.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

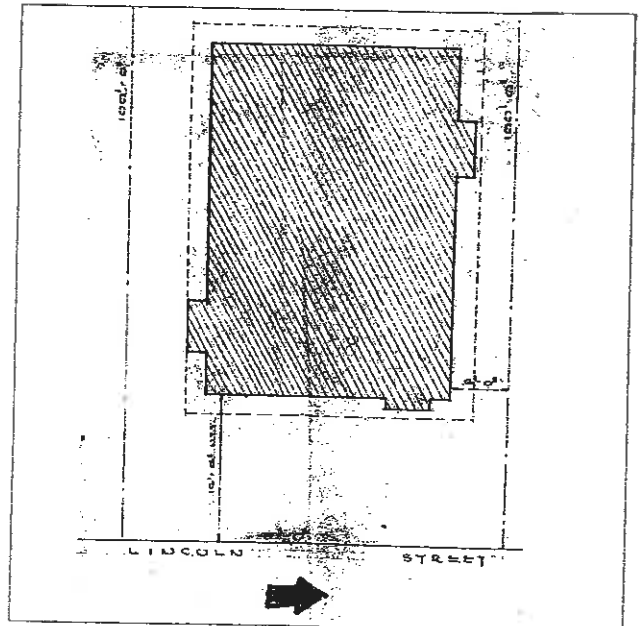
*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel Seavey, Kent, unpublished biographical notes on Miles Bain, undated.*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *12/12/2003*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

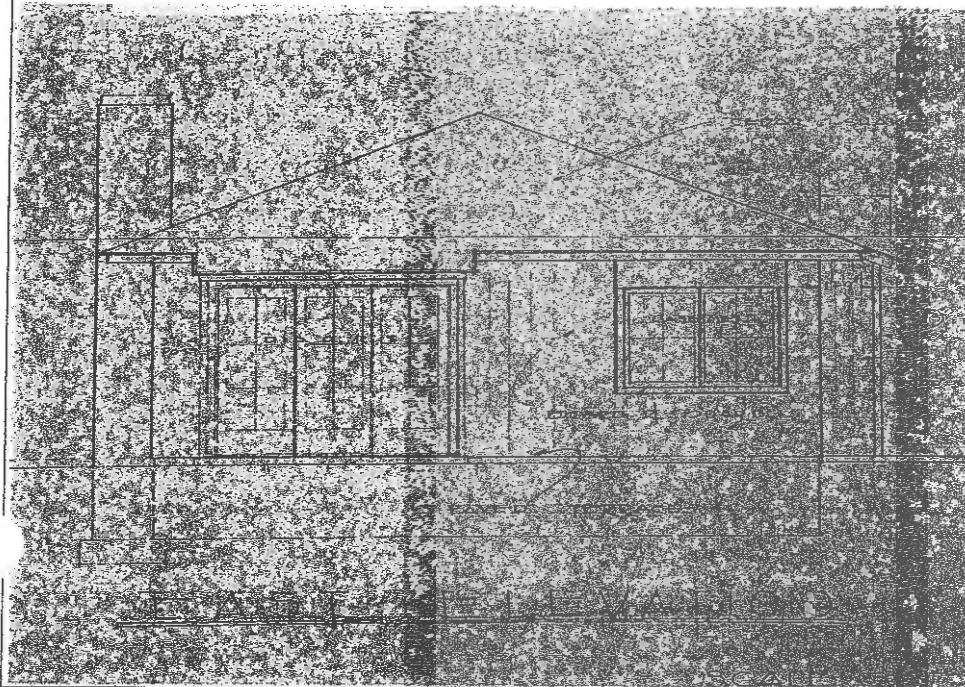
Resource Name or #: (Assigned by recorder) *Mary D. Crile House*

Recorded by: *Kent L. Seavey*

Date *12/12/2003*

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

*Original drawing of the East (front)  
elevation of the Crile House, 1950,  
#56175-24*



Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Louis Ralston Hse.*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.I. \_\_\_\_\_

c. Address: \_\_\_\_\_

City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_

mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*8 SW of 13th W/side Lincoln (Blk 145, Lots 21, 23)*

Parcel No. *010-173-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story, wood-framed Monterey Colonial style residence, w/ partial basement, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched, side-gabled wood shake covered roof overhangs a full-width, cantilevered second-floor balcony on the front (east) elevation. The balcony is supported by exposed joists under its deck, and with six champhered wood posts, capped by wood corbels, carrying a wood lintel. There is a simple wood rail w/open balusters. A full-height brick end-gable chimney is centered on the south side-elevation. There are three floors visible along the rear (west) elevation. The upper floor has a small, partial width cantilevered wood balcony, w/rail and detailing similar to the one on the front elevation, found at the NW cr. of the building. It is accessed by a set of glazed, wooden French doors. There are several window openings to the south of this feature. Another partial-width cantilevered wood balcony is found on the second floor, located near the SW cr. of the building, outside of a band of four tall, multi-paned steel casement type windows. There is a slightly projecting square bay on this floor, centered in the building envelope, w/a band of three, large plate-glass windows. The ground floor is characterized by two large, wooden garage doors below the balcony at the SW cr., and a variety of smaller single windows, in various shapes along the elevation toward the NW.*

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings; sketch for other resources)

P5b. Description of Photo: (View, date, accession #)  
*Looking west at the east-facing facade, 8/26/01, 0467-15*

6. Date Constructed/Age and Source  
☐ Prehistoric ☒ Historic ☐ Both

*31 Carmel bldg records*

7. Owner and Address

*Madeline Higley Trust  
Box 2175  
Carmel, CA 93921*

Recorded by: (Name, affiliation, and address)

*L. Seavey  
Preservation Consultant  
10 Lighthouse Ave.  
Pacific Grove, CA 93950*

Date Recorded: *10/5/2002*

8. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

P11. Report Citation: (Cite survey report and other sources, or enter "none")  
*Carmel-by-the-Sea Survey 1989-1996*

Attachments

- ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

Primary #

HRI #

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Louis Ralston Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Monterey Colonial style*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1931 (Cbp# 2454); restucco exterior 1949 (Cbp#1866); minor alterations 1965 (Cbp# 4259); reroofed 1994 (Cbp# 94-24)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *Wood framed detached carport & workshop toward the NW cr. in the rear of the parcel 1949 (Cbp#1866); workshop stuccoed 1956 (Cbp# 2926)*

B9a. Architect: *Guy O. Koepp*

b. Builder: *Miles Bain*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Louis Ralston Hse. is significant under California Register criteria 3, in the area of architecture as an excellent example of the Monterey Colonial style in Carmel, and as one of the few identified residential designs by well known Carmel architect, Guy Oran Koepp. The Ralston Hse., constructed in 1931, exhibits all the identifying features of the style. It is two-storied, has a low-pitched, wood-shingled gable roof w/a cantilevered second-story balcony covered by the principal roof, and shaped beams supporting the balcony. It draws its inspiration from early Monterey prototypes, and appears little changed from its original drawings, on file with the Carmel Planning Department. The minor alterations in fenestration that are present may have been part of the original construction, as the drawings show some markup for change.*

*Guy Oran Koepp (1896-1959) was a native of Oregon, who came to Carmel in the early 1920s. He is best remembered for his commercial designs along Ocean Ave., which included the Carmel Dairy, Graham's store at the NE cr. of San Carlos & Ocean, and the Manzanita Club (now the American Legion Hall). There are a few known residential designs, including his own home on San Luis Rd., in Carmel Woods, the Webb Hse. (not located), and the Allen knight Hse. The architect moved to the Los Angeles area after the outbreak of WWII.*

*Miles Bain, the builder, had been in partnership with George Mark Whitcomb in the 1920s. Obtaining a contractors license in the early 1930s, he established his own business. He is best remembered for the kindergarten at Sunset School, and as the contractor for Frank Lloyd Wright's Walker Hse. on Carmel Pt.*

*The Ralston Hse. along w/the 1918 Kleugel Hse., on Camino Real by M.J. Murphy, are perhaps the most historically correct treatments of the Monterey Colonial style in Carmel. The Ralston Hse. clearly meets the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

## B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*

*Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Monterey Herald, 8/4/59*

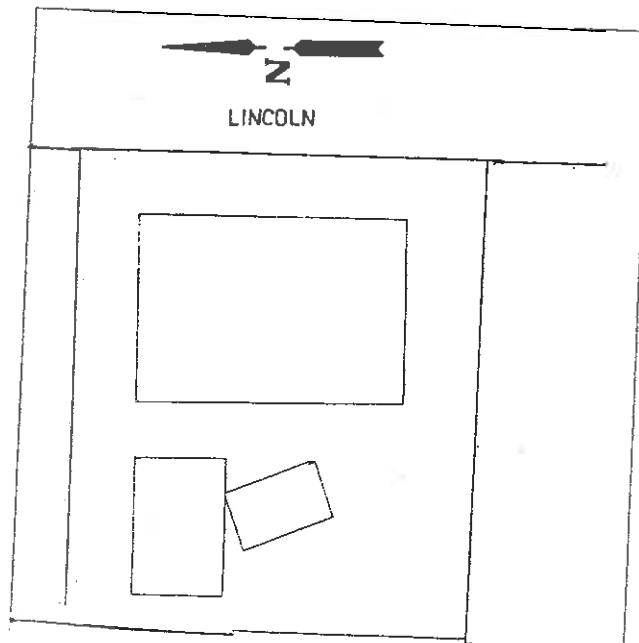
*Sanborn fire insurance map of Carmel. 1930-62*

B13. Remarks: *Zoning R-1*  
*CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *10/4/2002*

(This space reserved for official comments.)



# CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) Louis Ralston Hse.

Date 10/5/2002

☒ Continuation ☐ Update

Recorded by: Kent L. Seavey

P3. Fenestration is otherwise irregular, w/a combination of single & paired multi-paned steel casement windows, and a few smaller 1/1 double-hung wood sash. Two doors open onto the full-width balcony along the east (front) elevation. A single wood door at the SE cr of the feature, and a pair of wooden French doors, centered in the elevation. The first floor on this elevation has a central entry, flanked by two multi-paned steel casement windows on the south side, and one, offset toward the NE cr. of the building. The main doorway is reached by a brick path running parallel to the front elevation, w/ a set of partial width, open brick steps leading up to the level of the doorway. There is also an entry on the north side-elevation, reached by a set of wooden side-approach stairs, leading up to a railed wooden landing well above the westward slopping lot. The house is set back from the street on a steeply westward slopping lot, behind a screen of solid screen of mature trees and shubbery, in an informal landscape of climbing vines, low shubbery and potted plants.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

ES1

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) F.A. Collman Hse.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SW of 13th, W/side Monte Verde (Blk 146, Lots S3, 5, N7)

Parcel No. 010-176-016

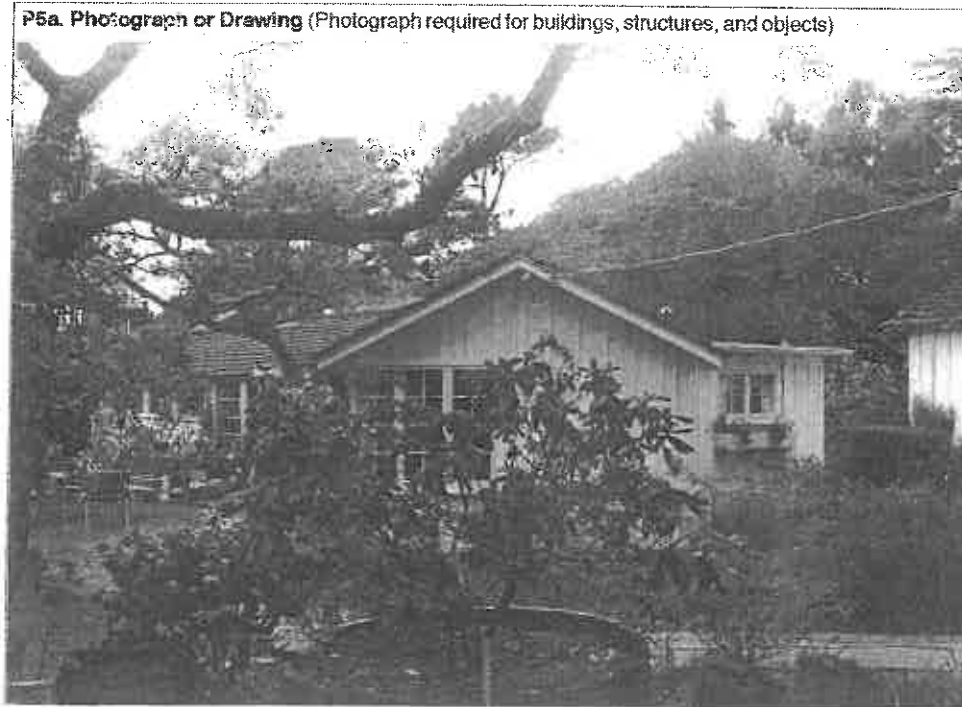
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story board-and-batten Western Ranch House style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten. The low-pitched side-gabled roof slightly overhangs the eaves and has exposed rafter-tails. The roof is covered in wood shake. There is a post-1990 shed-roofed kitchen addition on the north (rear) elevation, toward the NW. There is an angled bay about midway along the front (south) elevation w/large fixed, multi-paned wood windows. An offset bay, at the SE cr. of the house, has a band of tall, multi-paned wood casement type windows, that wrap around the corner to the south side-elevation. Fenestration is otherwise irregular, w/a combination of single, paired and banded multi-paned wood casement type windows. The house rambles across a double lot, w/the post-1990 two-story portion to the west. There is a large brick patio projecting off the south (front) elevation. The residence is sited in the middle of the parcel, in an informal landscape setting of low shrubbery and planting beds, framed by a variety of mature trees to the west.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

Looking west at the E/side-elev., & part of the S/elev., to the left, 6/10/01, #6372-27

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1907/1926/1936

P7. Owner and Address

Edward B. Graper  
5960 Mandarin Drive  
Goleta, CA 93117

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 10/4/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Mining Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

# BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) F.A. Collman Hse.

B1. Historic Name: John Galen Howard Cottage

B2. Common Name: "Copsey Court", and later "Garden Cottage"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Western Ranch House

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1907; additions 1926 (Cbp# 1105); add bedroom & bath 1929 (Cbp# 2166); alterations & additions 1936 (Cbp# 115) two-story add to west, post-1990

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: wood-frame one-car garage, toward the NE cr of the parcel 1962 (Cbp# 3858)

B9a. Architect: Howard 07, Denny-Watrous 26, Comstock 36

b. Builder: Howard (07); Denny-Watrous (26); Comstock (36)

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The F.A. Collman Hse. is significant under California Register criteria 3, in the area of architecture as an evolutionary example of design change over time in Carmel's residential architecture. It is also significant as an early prototype of Carmel master builder Hugh Comstock's Western Ranch house style. The building began life in about 1907 as a one-room beach house, designed and constructed by John Galen Howard, Dean of the School of Architecture at U.C. Berkeley. Howard had been vacationing in Carmel with his family since 1902, in rented quarters, then in tentage on the property he purchased on Monte Verde. The Howards spent John's sabbatical leave from Cal in 1916-17 at the Carmel cottage. When Howard went to France in 1918 w/the Red Cross, the family remained in Carmel, turning the cottage into more suitable living quarters by adding a bedroom, dining room, kitchen and bathroom. The Howards had become friends with another architectural family, that of Chas. Sumner Greene, who had taken up residence in Carmel in 1916. In 1923 the Greene's would become the Howards neighbors. The Howard & Greene children were playmates through the late teens and early twenties. An interesting by-product of that friendship was C.S. Greene's design for a home in Monterey for J.G. Howard's artist son, John Langley Howard in 1929. It was Greene's last residential commission, and is still in place, as a Monterey historic resource. By 1927 Clara Taft was the owner of the Howard cottage. Between 1926 and 1929 she had altered, and made additions to the original cottage, employing the services of Carmel's most prominent women designer/builders, Dene Denny and Hazel Watrous. In 1936 a Mr. F.A. Collman, a new owner, hired Hugh Comstock to do extensive alterations to the building, bringing it into its current, rambling Western Ranch House configuration. Sometime in the 1990s an undocumented second floor was added at the west, and a minor kitchen expansion was completed on the north side-elevation. A 1962 carport, near the NE cr. of the property has been converted into a one-car garage, compatible architecturally w/the house.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

## B12. References:

Carmel bldg. records, Carmel Planning dept., City Hall, Carmel  
Carmel Historic Context Statement 1997

Treib, Marc, *An Everyday Modernism, the houses of William Wurster*, U.C. Press: Berkeley, 1995

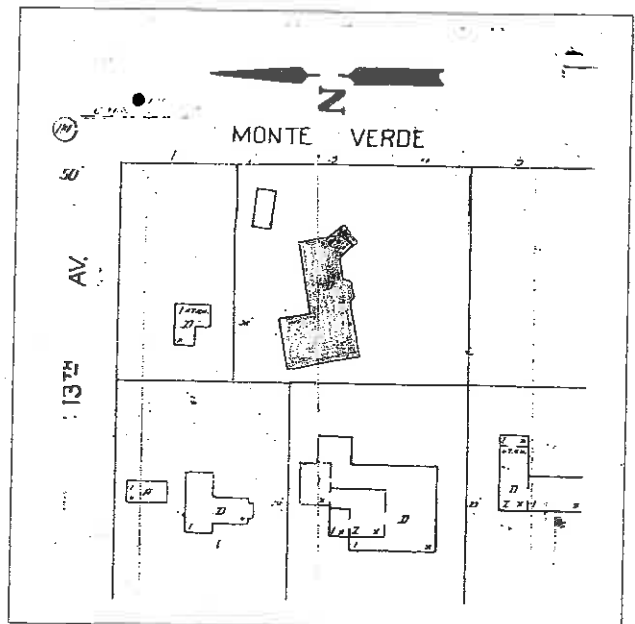
Woodbridge, Sally, *Bay Area Houses*, Peregrine Smith: Salt Lake City, 1988

B13. Remarks: Zoning R-1  
CHCS (AD)

B14. Evaluator: Kent Seavey

Date of Evaluation: 10/4/2002

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3

Resource Name or #: (Assigned by recorder) F.A. Collman Hse.

Recorded by: Kent L. Seavey

Date 10/4/2002

☒ Continuation ☐ Update

B10. The only plans available for the hse. are those prepared by Hugh Comstock for F. A. Collman in 1936. There is no reference to Mr. Collman in any of the Carmel directories, however a May Colman, widow of F.E. (F.A.?) Colman appears in the 1939 Polk directory. The expansion of the house appears to be from west to east, with the original cottage closer to the Casanova side of the parcel, and its attendant bay views. The 1917 Howard additions look like they were to the east (rear). Clara Taft, also not found in any local directory for the late 1920s, had Denny-Watrous add a partial-width wing to the east, along the SE side of the existing cottage. Comstock widened and extended this wing in 1936, terminating in an angled bay at the SE cr. of the building that turned the residence a little back on itself, affording more privacy on the Monte Verde side. He also added the wide angled bay on the front (south) elevation.

The continued use of vertical board-and-batten in the evolving development of the house ties it directly to the vernacular character of very early Carmel. It is Comstock's rambling floor plan and more modern notions of fenestration that give the 1936 alteration its Western Ranch House look. His angled bay is wide and narrow, affording a much broader view of the grounds, and his SE bay has very tall, banded windows wrapping around the inside corner of the garden, further connecting the outside with the inside. The house has the feel of Wurster's Gregory Farmhouse of 1928, in Scotts Valley near Santa Cruz.

Hugh Comstock was well aware of William Wurster's work at the time, as the Berkeley architect had already completed two residences in the Carmel area, one on Mesa Drive in 1927, and the Converse Hse. on Santa Rita in 1932, and was busy completing the Pasatiempo golf resort in Santa Cruz. By the mid-1930s Comstock was developing his own version of the Western Ranch House, which would be realized later in the decade in his Post-Adobe design and method of construction. Comstock's work toward that end included a series of smaller peaked roof houses, generally found in the 2nd Addition, employing a variety of building materials, including wood siding w/brick and/or adobe veneers. The Collman Hse. is an interesting and useful example of that exploration, with a rich lineage of architectural association. In spite of the 1990's additions, the 1936 Comstock design is basically intact as constructed. The Collman Hse. reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code

582

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Dr. William McCabe House

P1. Other Identifier:

P2. Location:

Not for Publication ☐ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

5 NE of Santa Lucia east side of Casanova, Blk 146 Lot 16

Parcel No. 010-176-011

P3. Description (Describe resource and its improvements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed vernacular Scandinavian style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is split wood shingles, 12 inches to weather. With 1 by 12 inch corner boards and belt coursing suggesting timber framing. Heavy, hand-adzed carved posts appear as supports below a projecting bay on the south side of the west-facing facade above a slightly below grade one-car garage, and supporting the shed-roofed door hood above the principal planked wood entry, which is centered in the facade. The side-gabled roof system has minimal overhang at the eaves and a closed soffit. There is one interior brick chimney present, with a tile capped spark arrester. It is located at the the edge of the south side-elevation, just below the ridge line in the west-facing roof plane. The roof is covered in composition shingles. Fenestration is irregular, with a combination of multi-paned double-hung wood sash, and multi-paned fixed and casement type wood windows. These appear in single, paired and banked groups. There is one sliding glass door on the rear (east) elevation. Several window surrounds on the west-facing facade are highly carved in decorative patterns, the work of the original owner, Dr. McCabe, an avid woodworker. The residence sits back from the street in an informal landscape setting of flower beds and shrubbery flanking a small brick patio. It is located in a wooded neighborhood of one and two-story residences of varying ages and styles.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

Looking SE at the west facing facade, John Castagna, 5/27/07

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1940-1941 Carmel building permits

P7. Owner and Address

Lee Edwin Bryce, Sr.  
P.O. Box 2495  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 5/29/2007

P10. Survey Type: (Describe)

Intensive-required CEQA review

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None

Attachments

- ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Mining Station Record ☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Page 2 of 3

NRHP Status Code

552

Resource Name or #: (Assigned by recorder) *Dr. William McCabe House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular (Scandinavian)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1940 (CBP#679)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *studio work shop added 1941 (CBP#873)*

B9a. Architect: *Lennart Palme (1940)*

b. Builder: *Miles Baine (1941)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel*

Period of Significance: *1093-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The McCabe house is significant under California Register criterion 3, in the area of architecture, as a basically unaltered example of the traditional Scandinavian vernacular work of architect Lennart Palme, and as a representation of Carmel's ongoing tradition of independent and creative design with a taste for simplicity that transcends the division of time and architectural fashions.*

*The design of the McCabe residence is clearly drawn from the vernacular architecture of Scandinavia, and provided Dr. McCabe, a retired Stanford professor, with an ideal project to pursue his hobby of woodworking. The window surrounds on the overhanging bay at the south side of the west-facing facade are capped with mythic Griffins above linked floral motifs, all carved by McCabe. The small three-arched surround in the fixed window above the entry door are also from McCabe's hand as are numerous interior details of the residence. It is possible that Dr. McCabe's choice for his architect derived from a knowledge of Palme's design of "Vikingsholm", the summer home of Mrs. Loren J. Knight at Lake Tahoe. The record on this is mute.*

*Architect Lennart Palme (1881-1971) was a native of Stockholm, Sweden, where he studied architecture and engineering at the Stockholm Institute of Technology before coming to the United States in 1923. He settled in Rye, New York building a home of Nordic design. He designed and built Mrs. Knight's Lake Tahoe residence in 1928, and came permanently to California in 1937. His other known Monterey area work includes the residence of Marie Weber in Carmel, also constructed in 1940, and the lodge building at Esalan Institute, 1941.*

*Palme's small residence for Dr. McCabe is reminiscent of the "Fairy-Tale" designs of Hugh Comstock and others from the 1920s in Carmel, and extends the tradition of that residential building style into the 1940s with a more historically correct interpretation of Northern European vernacular building types.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

*Carmel building records, Carmel Planning Dept. City Hall, Carmel*

*Palme, Lennart, Obituary, Santa Barbara News, 11/30/71*

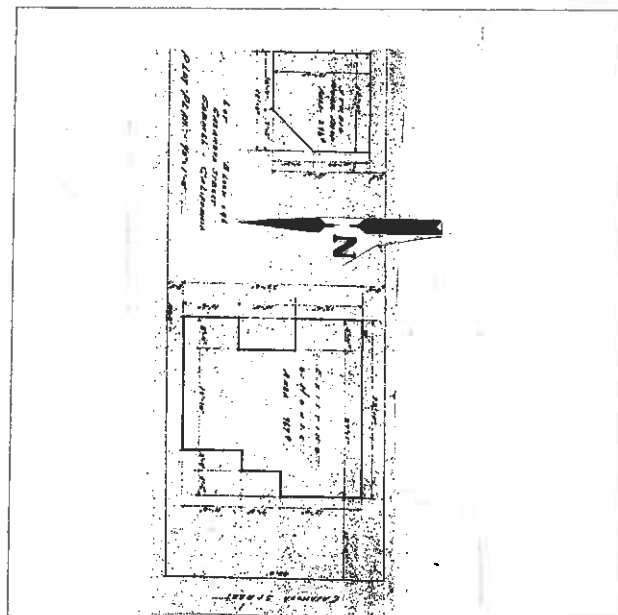
*Seavey, Kent, unpublished biographical notes on Miles Baine, undated.*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/29/2007*

(This space reserved for official comments.)





**CONTINUATION SHEET**

Page 3 of 3      Resource Name or #: (Assigned by recorder) Dr. William McCabe House

Recorded by: Kent L. Seavey

Date 5/29/2007

☒ Continuation   ☐ Update

P3. There is a small, one-story board-and-batten studio work shop, irregular in plan, resting on a concrete slab located in the SE corner of the parcel. It has a wood shingle roof with exposed rafter-tails. Fenestration consists of two banks of three tall, two-light casement type wooden windows on the north and west-facing elevations. The angled entry, facing NW is characterized by paired glazed wooden French doors. Designed by Carmel contractor, Miles Bain, the small building, located in the SE corner of the parcel, is currently embowered by a massive wisteria plant and is difficult to see.

Miles Bain, its designer/builder was best known in Carmel for his work on the Frank Lloyd Wright House and Nathaniel Owings "Wild Bird" in Big Sur. Bain came to Carmel in in the 1920s at the suggestion of contractor George Mark Whitcomb, to work as Whitcomb's estimator. In the early 1930s Bain became a licensed contractor and went off on his own, designing and building a number of Carmel residences. Just after WWII Bain rejoined his friend Whitcomb and went to Saudi Arabia with the Bechtel Corporation to build oil pumping stations. After his return he worked on building projects for F.L. Wright, Nat Owings, Ansel Adams and Neil Weston.

B10. Both the McCabe House, and the small board-and-batten studio work shop added to the subject property by Carmel contractor Miles Bain in 1941 qualify as historic resources at the local level of significance. The McCabe residence and its accessory studio retain their physical integrity to a marked degree as constructed in 1940-1941. They continue to evoke a strong sense of time and place, and of feeling and association with their builders. The buildings also contribute to the understanding of the overall design character of Carmel.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) Mission San Carlos Pear Orchard  
Houses (2)

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Date T R ¼ of ¼ of Sec B.M.

c. Address w/s Rio Rd., SE of Carmel Mission City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

U.S. Lot 38, Parcel No. 009-531-005,006

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP44 - Adobe building/structure HP33 - Farm House

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking NE at south side elevation of adobe, 8/29/01 #8720

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1774/1881 Carmel Mission Records

\*P7. Owner and Address:

Harry Lewis Scott Trust

P.O. Box 2048

Monterey, CA 93940

\*P8. Recorded by: (Name, affiliation, and address) Kent Seave  
Carmel Historic Resource  
Inventory 2001

City of Carmel by-the-Sea\*

\*P9. Date Recorded: 8/12/01

\*P10. Survey Type: (Describe)  
Carmel Historic Resource  
Inventory 2001 (Intensive)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of Carmel By-the-Sea Historic  
Survey 1989-1996

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6\*NRHP Status Code 3S\*Resource Name or # (Assigned by recorder) Mission San Carlos Pear Orchard Houses (2)B1. Historic Name: Mission Orchard House/Machado HouseB2. Common Name: Tevis HouseB3. Original Use: Residential B4. Present Use: Residential\*B5. Architectural Style: adobe/vernacular wood frame

\*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_\*B8. Related Features: Ramada (part as early as 1800); billiard room/art studio, 1930s; butler/maid house 1930s, swimming pool (undated) large garage ca. 1940s.

B9a. Architect: \_\_\_\_\_

b. Builder: Cristiano Machado (1881)\*B10. Significance: Theme Hispanic SettlementArea CarmelPeriod of Significance 1774/1881Property Type ResidentialApplicable Criteria HR1,4

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP44 - Adobe building/structure HP33 - Farm/

\*B12. References:

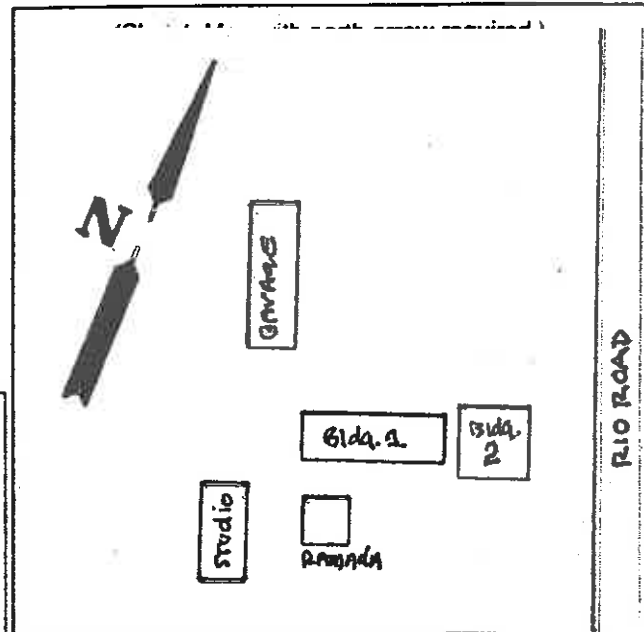
See Continuation Sheet.

B13. Remarks:

Zoning R-1-C-6

\*B14. Evaluator: Kent Seavey\*Date of Evaluation: 8/12/01

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 6

\*Resource Name or # (Assigned by recorder) Mission San Carlos Pear Orchard

Houses (2)

\*Recorded by Kent Seavey

\*Date 8/12/01

☒ Continuation

☐ Update

### P3a. Description:

(Building 1) A one-story adobe lean-to, constructed after 1774, rectangular in plan resting on a river rock and concrete foundation. The exterior wall cladding is a smooth textured lime plaster. The Mission tile shed roof is laid over t&g wood sheathing, carried on pine pole rafters with exposed tails. Fenestration is irregular with fixed and wood casement type multi-paned glazed windows. Two original unglazed windows still exist on the north side elevation. One toward the west is walled from the exterior, but the second still has the original shutters fitted with rawhide hinges and a wood grating. From available historic photographs, it appears that the original entry room was removed by 1870, and the main entry is now found in the east end of the structure. The lean-to was constructed against the existing (1774) garden wall.

About 1921 artist-architect Jo Mora executed a rehabilitation and expansion of the existing structure for Msgr. Ramon Mestres. The work included additional doors and windows cut into the adobe walls, and a floor of fire brick (currently beneath the concrete slab floor) was laid. Juan Martorel, a Monterey stonemason, constructed the massive rough rock fireplace found along the north side elevation, under Mora's supervision. The original interior ceiling beams and vertical wood post supports were repaired and replaced, as needed at this time. Mora was also responsible for the painted decoration on the interior walls. Interior lighting was by branched wall sconces with candles on the walls, and natural light through windows and glazed doors. No serious attempt at electrification in the building took place until 1947.

Father Mestres had intended using the property as a guest house-lodge for visiting dignitaries, however three Carmel women induced him to sell the property, and in about 1924 opened the building to the public as the Mission Tea House. As a result of the stock market crash in 1929 the popular eatery went out of business, and the property was sold to Mr. & Mrs. Lloyd Pacheco Tevis, members of two distinguished early California families.

The Tevis family expanded the existing building(s) over the years of their tenancy. They added separate living quarters for their butler and gardener toward the rear of the property, as well as an art studio for Mrs. Tevis, and billiard room for Mr. Tevis. In the early 1940s, after purchase of an additional acre of mission land, the Tevis family hired Sir Harry Downie, a recognized authority on mission and related architecture, to expand the existing adobe building in keeping with its original character. A new kitchen, dining room and butler's pantry were added west following the long axis of the building. A bath was also added to the back of the dining area, doubling the actual size of the original adobe building. Downie installed one of the first water-circulated radiant heating systems in the country within a new concrete slab floor in the adobe. In 1976 Mr. Lewis H. Scott purchased the property from the Tevis family and has continued careful stewardship of this significant historic property, assuring its return to the Catholic Church after his demise.

(Building 2) A two-story wood framed residence constructed in 1881, irregular in plan resting on a concrete foundation that includes 12" x 12" sleeper beams from the Carmel Mission Church ca. 1812. The exterior wall cladding is a combination of horizontal wood drop siding and vertical board-and-batten. This may be accounted for by the fact that Mission Records show delivery of the original wood was by vessel in Carmel Bay, where the wood was dropped overboard and allowed to float to shore. Because of rough water at the time, almost half of the ordered lumber was carried out to sea. The building takes a traditional barn form, with a central two-story bay and shed roofed side bay to the south. A series of smaller side bays appear on the north side of the building, representing different periods of development. The roof surfaces are covered in wood shake. Fenestration is irregular with a number of multi-paned wood sliders, fixed wood focal windows,

## CONTINUATION SHEET

Trinomial

pg 4 of 6

Resource Name or # (Assigned by recorder) Mission San Carlos Pear Orchard

Houses (2)

Recorded by Kent Seavey

Date 8/12/01

☒ Continuation☐ Update

## P3a. Description (continued):

and 1/1 double hung wood sash. Historic research has shown that the two "core" downstairs rooms represent a squatters shack that existed on the site as early as 1850. The rooms are constructed from the whitewashed ceiling boards of the Mission ruins, and are above the 1812 sleeper beams. Of the three bathrooms in the house, that on the north side was probably constructed by Chrtiano Machado, the 1881 builder. The downstairs bathroom was part of the Mission Tea House, with an outside as well as inside entry. The upstairs bathroom dates from the Tevis occupancy. Mission Curator Sir Richard Menn has done extensive research on the interior and exterior finishes, concluding from his work that Machado's fellow Pt. Lobos whaler, Antonio Victorine was involved in construction of the building. Some window changes have occurred during the Scott occupation. The two buildings are connected by a modern, free standing entryway at the east end of the adobe and west end of the frame house.

Other structures or note on the property include a "Ramada" for Al Fresco dining, constructed of adobe (portions of which date to 1800), brick ovens for baking, a gardener's residence, a guest house (the Tevis billiard room and art studio), a small home for the butler and maid, a swimming pool-in ground, potting shed, tool sheds, and a large garage. A portion of the adobe is in use as a chapel and contains a 17<sup>th</sup> century alter piece of gilded wood from Spain (1607) and is decided to the Patroness of the Monterey Diocese, "Our Lady of Bethlehem" in honor of the original image brought by Father Serra from Spain in 1769 that was once housed here from 1841 until 1881 when it was removed from the Mission Church.

Also of note are the 4 ancient pear trees – the vestige of those planted by Fr. Palou in 1774. The El Camino Real at one time ran parallel to the adobe and frame house on the north side, before it turned into the south gate of the Carmel Mission. It is perhaps the last unpaved section of this famous roadway to be found in California. In 1851 this portion of El Camino was extended west to Martin's Mission Ranch and planted with cypress trees. This section still exists at the north end of "Rio Park" – property of the City of Carmel. The property is well planted with mature trees and shrubbery with a paved patio to the south of the frame house, all enclosed by a high Carmel Stone wall with large paired wooden gates facing Rio Road to the east. The gates are mounted on two Carmel Stone posts, capped with stone urns and flowers.

## B6. Construction History

Constructed 1774+/- (adobe); rehabilitated and altered ca. 1921; commercial use 1924–1929; buildings added to grounds 1930–1940; adobe expanded 1940s.

Constructed 1881 (vernacular frame house), bathroom added ca. 1924, alterations after 1929 (second story bathroom known), interior alterations and minor window changes since 1976.

## B10. Significance:

The Mission Carmel Pear Orchard Houses and their setting are significant under CRHR criteria 1, 4 as an excellent example of the evolution of a small agricultural property, one of California's first successful mission gardens, through 200 years of cultural stewardship and adaptive reuse, including service as a popular dining establishment, and as a private residence. The pear orchard property is closely associated with events contributing to the broad patterns of California's history and culture, as well as having great potential for yielding important information in California's history.

CONTINUATION SHEET

Page 5 of 6

\*Resource Name or # (Assigned by recorder) Mission San Carlos Pear Orchard Houses (2)

\*Recorded by Kent Seavey

\*Date 8/12/01

☒ Continuation

☐ Update

B10. Significance (continued):

Rev. Father Francisco Palou established the kitchen garden of the Carmel Mission on a site just below the quadrangle, adjacent to the Carmel River in 1774. An abundance of cuttings of the "little pears of St. John" were planted as well as a smaller selection of apples, quinces and other fruit. *Mission Biennial* reports that an adobe wall was in place to surround the acreage by 1774. A small adobe lean-to structure, with a tiled shed roof, was added near the northeast corner of the orchard to house an orchardist, to care for the garden and run off wildlife. It is probably the oldest European dwelling house in California. The lean-to was of similar dimensions to the structure standing today, excepting for a room at the east end which gave the house an "L" shape. Apparently entry into the building was through this small room, rather than the present entry hall. The small room was demolished prior to 1870. According to Mission Curator, Sir Richard Menn, it is highly probable that the garden served as the location for the formal reception of the Comte de LaPerouse (1786), French navigator and first foreign visitor to California since Sir Francis Drake in 1579. Portions of the "Ramada" in the garden date to 1800, and four of the remaining pear trees are the vestiges of those planted by Father Palou in 1774.

Portions of a vernacular barn-lie residence, constructed by Christiano L. Machado, a whaler from the island of St. Michaels in the Azores, in 1881, predate 1850 and employ materials taken from the ruins of Carmel Mission dating to 1812. Machado's occupancy as an orchardist from 1877 to about 1914 is bound to reveal information important to history about the transition of immigrant Portuguese whale men from shore whaling in California agriculture.

Of particular interest is the period of the first rehabilitation of the adobe house for adaptive reuse ca. 1921. Executed by noted artist/architect Jo Mora the additions, including a massive stone chimney, reflect the perception of what was considered appropriate for historic preservation during the period of the 1920s.

The period 1924-1929, when the property was operated as the popular Mission Tea House by three entrepreneurial women, including Clarabel Haydock, Carmel's first woman mayor, is bound to produce information important to women's history in California.

The era of occupancy by the Lloyd Pacheco Tevis family, beginning in the early 1930s, saw continued changes to the property by the addition of small dependencies, and later additions to the adobe and wood frame houses. These changes, directed in part by Sir Harry Downie, the principal force behind the restoration of California's mission chain, affords further valuable insight in the changing nature of what was considered historic preservation in the 1940s.

The many facets of what may be regarded as the oldest residential property in California cannot help but expand our knowledge of the history and culture of California.

B12. References:

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers, Santa Cruz, CA, 1980, pp. 117-118.

Guinn, J. M., *History & Biographical Record of Monterey & San Benito Counties*, Historic Record Co., Los Angeles, CA, 1910, pp. 678-679.

Menn, Richard, unpublished manuscript notes on the history of the pear orchard property, N/D.

CONTINUATION SHEET

Page 6 of 6

\*Resource Name or # (Assigned by recorder) Mission San Carlos Pear Orchard Houses (2)

\*Recorded by Kent Seavey

\*Date 8/12/01 ☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo:  
(View, date, accession #)

Looking NW at south side  
elevation and rear (E) of  
the 1881 Machado Farm  
House, 8/29/01 #8720...

PRIMARY RECORD

Primary #  
HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Mission San Carlos de Borromeo

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_ B.M.

c. Address SW Cr. Rio Rd. & Lasuen Dr. City Carmel by-the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

U.S. Lot 38 & Parcel No. 009-531-003

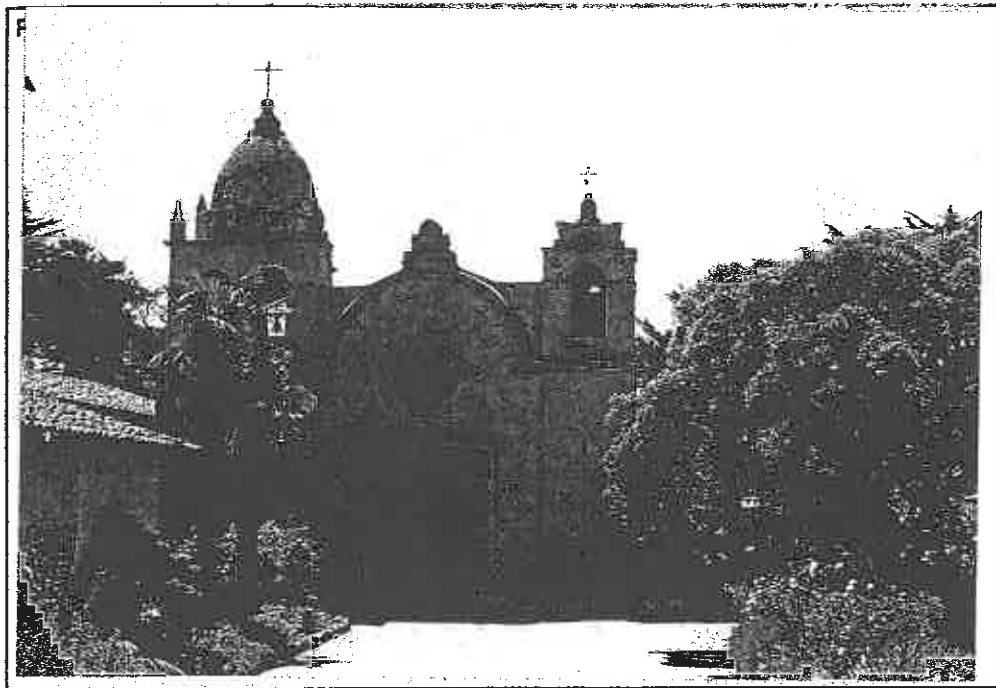
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

Property

\*P3b. Resource Attributes: (List attributes and codes) HP16 - Religious Building HP36 - Ethnic Minority

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking West at Mission Church facade  
8/13/01 #8467-11

\*P6. Date Constructed/Age and Sources: ☒ Historic  
☐ Prehistoric ☐ Both  
1793-1797, Mission recor

\*P7. Owner and Address:  
The Roman Catholic Diocese of Monterey, 580 Fremont Blvd., Monterey, CA 93901

\*P8. Recorded by: (Name, affiliation, and address) Kent Seay  
Carmel Historic Resource Inventory 2001, City of Carmel by-the Sea.\*

\*P9. Date Recorded: 8/10/01

\*P10. Survey Type: (Describe)  
Carmel Historic Resource Inventory 2001 (intensi

\*P.O. Drawer G, Carmel, 93901

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") National Register Nomination Form 9/4/76; Cal State Landmark #135

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List) \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 1S

\*Resource Name or # (Assigned by recorder) Mission San Carlos de Borromeo

- B1. Historic Name: Mission San Carlos de Borromeo del Rio Carmel  
 B2. Common Name: Carmel Mission  
 B3. Original Use: Franciscan Mission B4. Present Use: Catholic church  
 \*B5. Architectural Style: Spanish Colonial (Spanish-Moorish)  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Originally constructed 1771, Mission Church constructed 1793-1797, deteriorated 1834-18  
 re-roofed 1884, restoration begun 1924, ongoing.  
 \*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: Museum & gift shop, rectory & schoolhouse, all part of quadrangle  
reconstructed in the 20th century in a California Mission Style

- B9a. Architect: Manual Esteban Ruiz b. Builder: Manual Esteban Ruiz  
 \*B10. Significance: Theme Hispanic Settlement Area Carmel  
 Period of Significance 1771-1821 Property Type Franciscan Mission Applicable Criteria CR 1.3  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

- B11. Additional Resource Attributes: (List attributes and codes) HP16 - Religious Building HP36 - Ethnic Minor Property

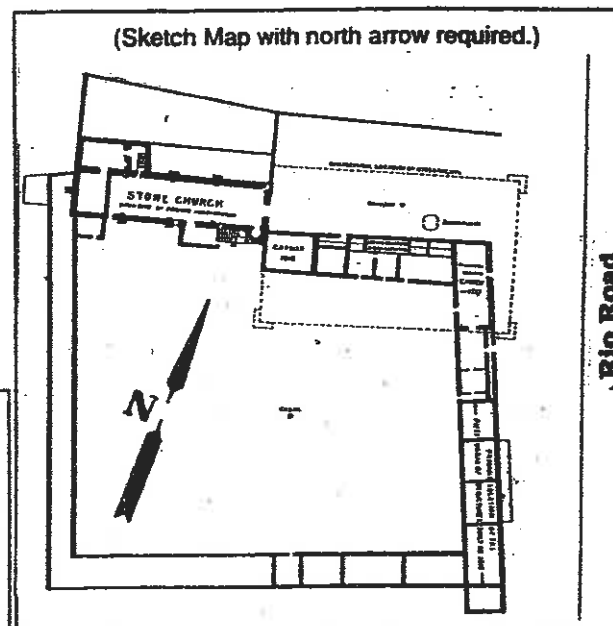
- \*B12. References:  
 Dillon, James, National Register Nomination  
 form for the Carmel Mission, Historic Sites  
 Survey, Washington, D.C. 9/4/76  
 B13. Remarks:

Zoning R-1-C-6

- \*B14. Evaluator: Dillon, James

\*Date of Evaluation: 9/4/76

(This space reserved for official comments.)



**CONTINUATION SHEET**

Page 3 of 4

\*Resource Name or # (Assigned by recorder) Mission San Carlos de Borromeo

\*Recorded by Kent Seavey

\*Date 8/10/01

☒ Continuation

☐ Update

**P3a. Description:**

The Carmel Mission, as we see it today, is a fusion of an early building plus its early restorations, with twentieth century structures sympathetic to the Mission Style of architecture in California. Only parts of the Mission Church harken back to the late 18<sup>th</sup> or even the 19<sup>th</sup> century, while the remainder of the Mission quadrangle and the nearby buildings are of quite recent construction.

The mission church of San Carlos de Borromeo is constructed of sandstone, faced with sand-colored stucco, and is a simple nave plan, 150' x 29', measured on the inside. The walls are 5 feet thick.

The West façade is an interesting composition of two dissimilar towers flanking a round-arched portal, surmounted by a classicistic trabeation and an interlaced quatrefoil and star window. The North tower is the shorter of the two, and generally serves as a foil to the larger and richer bell tower at the south. It is more simply treated overall, with smaller arched openings. The bell tower, on the other hand, has three openings (two to the West, one to the south) and features baroque finials at the four corners, a setback octagonal drum which carries eight pinnacles, and a dome which is circular in plan, half-egg shaped in section. Surmounted by a wrought iron cross the dome should be seen as deriving from an essentially Spanish-Moorish inspiration.

The interior of the Carmel Mission Church is unique among the Mission Churches in its wooden tunnel vault, shaped in a parabolic arch and spanning 29 feet. The planks forming the vault are supported by three transverse stone ribs carried on pairs of Doric pilasters projecting from the wall, reflected on the exterior at these points by buttressing. (Taken directly from NR Nomination Form 9/4/76.)

**B10. Significance:**

The Carmel Mission is significant under CRHR criteria 1, 2, 3, 4 as an excellent, restored and reconstructed example of a California mission, which had the added significance of having been founded by Fra. Junipero Serra in 1770, and having served as the headquarters from which he directed the administration of the expanding mission system until his death.

The Carmel Mission (San Carlos de Borromeo) was established on June 3, 1770, at the Presidio of Monterey, and was moved three miles South to its present site in December 1771. The first structures were temporary: dwellings, storeroom, and a wooden church, as well as an adobe church which we know to have been underway by 1774. This building served Father Serra's needs for no less than 20 years, but in 1793, the present stone church was begun under the supervision of Father Serra's successor, Father Lasuen. It was dedicated in September 1797.

The mission functioned primarily as an administrative center for the whole mission system, until that role was removed to Santa Barbara by Lasuen's successor, Father Estevan Tapis. It never served nearly as many Indians as the other missions, reaching a high of 876 in 1795.

The Carmel Mission was sorely beset between 1818 and 1834 by sickness, death, and depredations of the military. By 1836, the church was almost completely destroyed, and in 1843, only ruins remained. The roof collapsed in 1852, and for the next 30 years, the building remained open to the elements.

**CONTINUATION SHEET**

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Mission San Carlos de Borromeo

\*Recorded by Kent Seavey

\*Date 8/10/01

☒ Continuation

☐ Update

B10. Significance (Continued):

In 1884, following the determined work of Father Angelo Casanova to reclaim the church, it was rededicated and re-roofed. Little, other than an uncharacteristic steeply-pitched gable roof was added to the building until 1924 when the restoration program which continues today, was begun. The building now serves still, as an active church, with a museum and gift shop immediately adjacent, as well as twentieth century buildings in a California Mission Style, which house a schoolhouse, and a rectory. (Taken directly from NR Nomination Form 9/4/76.)

**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code

5S1

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) Milk Shrine

P1. Other Identifier:

P2. Location:

☐ Not for Publication

☐ Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

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B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

6 NE of Ocean, E/side Casanova, Blk. EE, Lot N 1/2 16

Parcel No. 010-214-020

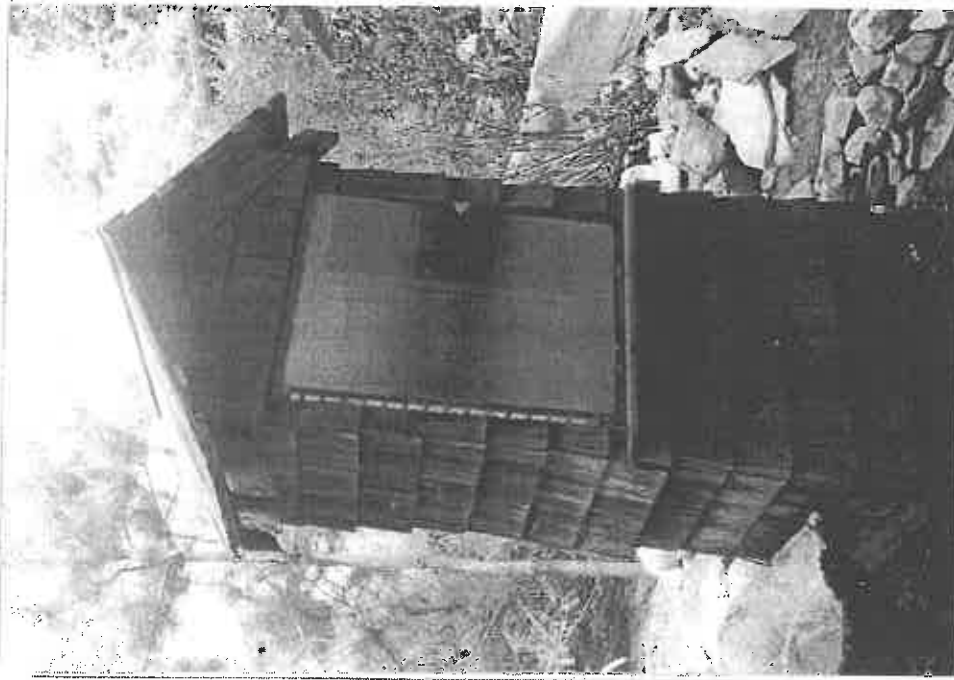
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A small free-standing wood framed "milk shrine", rectangular in plan resting on a wooden base. The exterior wall cladding is wood shingle, with a flared skirt just below the rectangular opening, which once held milk bottles. At present the south facing opening is covered by a plexiglass sheet on a full height metal piano hinge. The "milk shrine" is capped by a side gabled wood shingled roof with wide overhanging eaves, having exposed purlins and rafter tails. The original fascia boards on the front and rear of the roof system are missing, but the object is otherwise intact. It stands between a residence and the street in an informal landscape setting of trees and shrubbery.

b. Resource Attributes: (List attributes and codes) HP28 - Street furniture

P4. Resources Present ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
Looking NE at south facing shrine, 8/29/01 #8720-19A small

P6. Date Constructed/Age and Sources  
☐ Prehistoric ☒ Historic ☐ Both

ca. 1921, Hale, and others

P7. Owner and Address

Stephen & Barbara Brooks  
P.O. Box 27  
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 3/25/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

i. Report Citation: (Cite survey report and other sources, or enter "none")

ne

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Mining Station Record

☒ Photograph Record

# BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

NRHP Status Code \_\_\_\_\_

5S1

Resource Name or #: (Assigned by recorder) *Milk Shrine*

B1. Historic Name: *Milk Shrine*

B2. Common Name: \_\_\_\_\_

B3. Original Use: *receptacle for milk delivery*

B4. Present Use: *monument*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in the early 1920s*

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: *1998*

Original Location: *NE cr 9th & Camino Real*

B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_

b. Builder: *unknown*

B10. Significance: Theme: *Govt., Civic & Soc. Institutions*

Area: *Carmel by-the-Sea*

Period of Significance: *1916-1940*

Property Type: *milk shrine*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The "milk shrine" is significant under California Register criteria 3, in the area of architecture as an adaption of the Craftsman style to utilitarian objects within the strong Arts and Crafts aesthetic that permeated Carmel from about 1903 to the 1920s.

The use of the "milk shrine" was originated by Perry McDonald, who opened the first commercial dairy in Carmel in 1916. McDonald's product came from his Carmel Valley Dairy Depot, which he operated until 1932. McDonald placed the "milk shrines" about every block and-a-half throughout the village and serviced them twice daily.

The earliest examples looked like "little empty open-faced bookshelves set on stilts", with backing for stability, and to allow customers to thumbtack a card with their name to the inside, for correct delivery.

The strong Arts & Crafts ethos of the village soon saw many of the "milk shrine" bookshelves sheathed in redwood shingle, and capped with small roof structures evidencing the use of natural materials expressing their method of construction. Noted Carmelite Louis Slevin even wrote a poem, "Ode to a Milk Shrine" about these objects in 1923.

The original "milk shrines" began to disappear in the early 1930s, replaced in part by more modern ones, designed by local householders. These were serviced by corporate dairy operations like Challenge, Foremost and Meadow Gold. Local milk delivery stopped altogether in 1959. The "milk shrine" was a unique social institution in Carmel for many years that is no longer present. many of these utilitarian features took on the handcrafted expression of the Craftsman mode of design, in keeping with the Arts & Crafts aesthetic that characterized Carmel during their period of significance, between 1916 and 1940. Only two are known to remain.

B11. Additional Resource Attributes: (List attributes and codes) *HP28 - Street furniture*

B12. References:

Bostick, Daisy, *Carmel at Work and Play*, Angel Press: Monterey, 1977.

Carmel Historic Context Statement (CHCS), 1997.

Gilliam, Harold & Ann, *Creating Carmel, The Enduring Vision*,

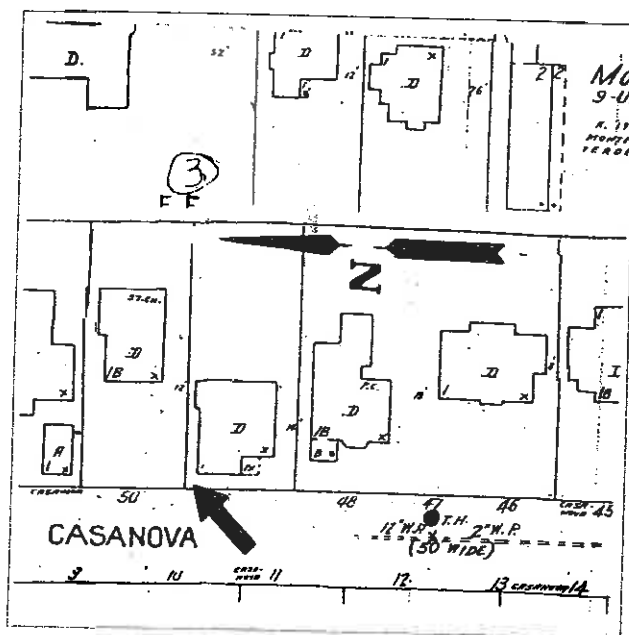
Gibbs-Smith, Pub.: Salt Lake City, 1992.

B13. Remarks: *Zoning R-1*  
*CHCS, (G/C/S; AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *3/25/2002*

(This space reserved for official comments.)



# CONTINUATION SHEET

Primary #

HRI #

Triennial

age 3 of 3

Resource Name or #: (Assigned by recorder) *Milk Shrine*

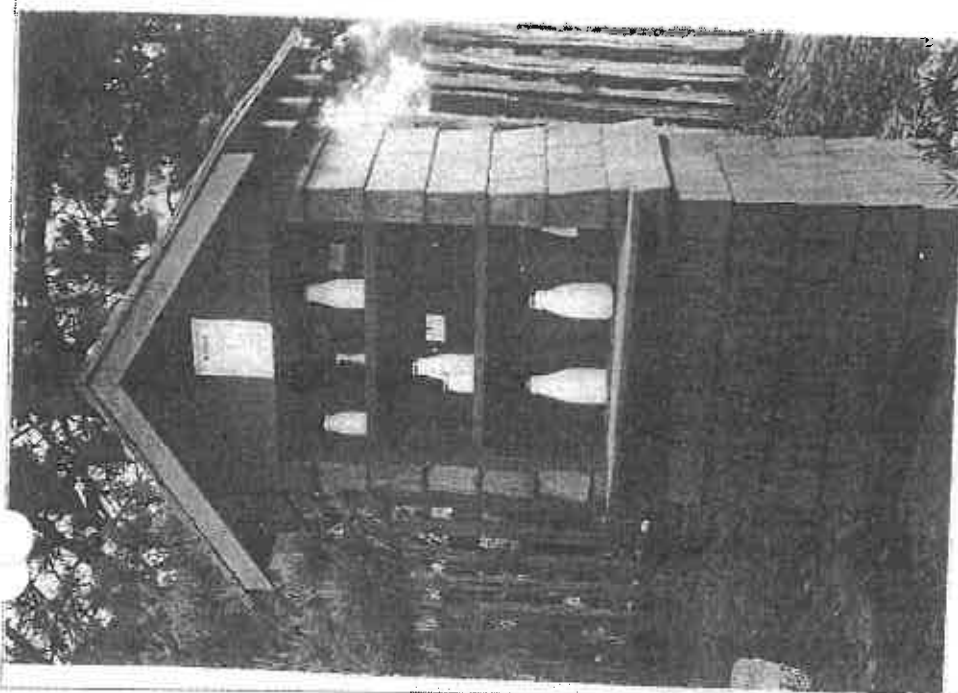
Recorded by: *Kent L. Seavey*

Date *3/25/2002*

☒ Continuation ☐ Update

B12. Hale, Sharron, *A Tribute to Yesterday*, Valley publishers: Santa Cruz, 1980  
Temple, Sydney, *Carmel By-The-Sea*, Angel Press: Monterey, 1987

## Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)

*Looking NE at west facing "milk shrine" at  
NE cr. of 9th & Camino Real, 1924. Original  
photo, Carmel Public Library.*

Primary #

HRI #

Trinomial

MRHP Status Code

551

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) *World War I Memorial Arch*

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

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B.M.

c. Address:

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*W/end median divider, e/side junction of San Carlos & Ocean Ave.*

Parcel No. *N/A*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A Carmel stone monument in the form of a rounded arch of coursed ashlar with a bronze bell hanging from a wooden cross-beam inside the apex of the arch. The semi-circular base on the west side of the monument originally functioned as a series of three fountains, one for horses, one for dogs and one for people. A white stone bowl, carved with a design of breaking waves by monument designer Charles Sumner Greene is no longer present. The monument was damaged in an automobile accident on August 6, 1977, and restored by Charles S. Greene's son Thomas Gordon Greene, and relatives of the original stonemason Joseph McElowney, executing an exacting restoration of the original monument employing new stone, where needed, quarried from the Stuyvestant Fish Ranch south of Carmel. The voids of the original drinking fountains are now planted with shrubbery. The monument is sited in the middle of Ocean Ave. at San Carlos St. at the original location of a wooden trough used early on in Carmel for watering horses.*

3b. Resource Attributes: (List attributes and codes) *HP26 - Monument*

P4. Resources Present ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
*Looking east along Ocean Ave. at south facing monument, 8/29/01, #8720-15*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*1921 Carmel city records*

P7. Owner and Address

*City of Carmel-by-the-Sea  
City Hall  
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

P9. Date Recorded: *11/16/2001*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001  
(Intensive)*

Report Citation: (Cite survey report and other sources, or enter "none")

*none*

Attachments

☐ NONE

☐ Continuation Sheet

☐ Location Map

☒ Building, Structure, and Object Record

☐ Sketch Map

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *World War I Memorial Arch*

B1. Historic Name: *World War I Memorial Arch*

B2. Common Name: *Carmel War Memorial*

B3. Original Use: *monument*

B4. Present Use: *monument*

B5. Architectural Style: *Mission Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1921; wooden cross-beam and bronze bell added 1966; damaged by auto accident Aug. 1977; restored and rededicated Nov. 1977*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Charles S. Greene*

b. Builder: *Joseph McEldowney*

B10. Significance: Theme: *Govt., Civic & Soc. Institutions*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *Civic Monument*

Applicable Criteria: *CR 1,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*Carmel's WWI Memorial Arch is significant under California Register criteria 1, in the area of history as a community's expression of pride in and respect for the 56 Carmelites who served their country in the First World War. It is also significant under California register criteria 3, in the area of architecture as the work of one of California's most notable architects, Charles Sumner Greene (1868-1957). It is one of the very few projects Greene undertook after his move to Carmel from Pasadena in 1916. Charles Sumner Greene and his brother Henry Mather Greene were "most noted for their carefully articulated wood residences." Their influence was widespread, especially in the development of the California bungalow. Biographer Randell Makinson notes, "The Greenses not only charted new courses in American architecture and related interiors and furnishings, but also established higher standards of construction." Charles began to remove himself from the partnership in 1916 because of the proliferation of low-quality bungalows, and a general movement toward "period" revival architectural forms. He was also interested in developing his writing as well as pursuing his deep interest in eastern philosophy.*

B11. Additional Resource Attributes: (List attributes and codes) *HP26-Monument*

**B12. References:**

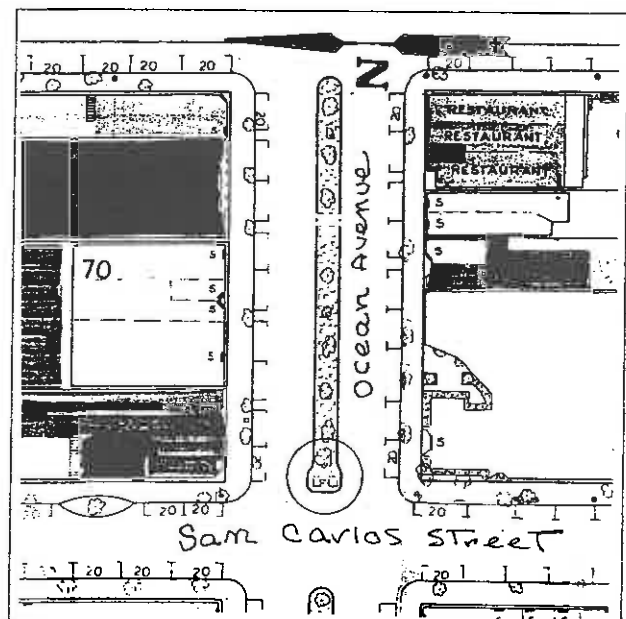
*Greene, Thomas Gordon, copies of articles on and original drawings for restoration, City Planning Dept., City Hall, Carmel*  
*Hale, Sharron, A Tribute to Yesterday, Valley Pub.:Santa Cruz, 1980*  
*Maddex, Diane, Master Builders, The Preservation Press:Washington D.C., 1985, pp. 124-127*

B13. Remarks: *Zoning CC*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *11/16/2001*

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

## CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *World War I Memorial Arch*

Recorded by: *Kent L. Seavey*

Date *11/16/2001*

☒ Continuation ☐ Update

B10. Carmel, with its creative artists' colony seemed the logical spot for these endeavors. He culminated his design career with the majestic D. L. James Hse. and work on the Martin Flavin home, both at Carmel Highlands. There followed a few smaller projects, including the WWI Memorial Arch, for which he donated his services as designer and supervisor of construction. Stone mason Joseph McEldowney did much of the actual construction. The design of the arch draws its inspiration from the of the California Mission campanile, interpreted by Greene in native Carmel stone, hand-crafted in coursed ashlar. The bronze bell, carried on a wooden beam in the apex of the arch was donated and installed by Harry Downie, curator of the Carmel Mission, in 1966. The idea for the monument and its funding came from the efforts of Carmel Post 512 of the American Legion. Post members spearheaded a year-long fund drive, conducted by the *Carmel Pine Cone*, that included, among other things, three plays at the Manzanita Theater, a Fandango (dance) at the La Playa Hotel and a vaudeville show. The completed monument was dedicated on November 11, 1921, and a time capsule placed in the base of the arch. A bronze dedicatory plaque was added to the monument by Post 512 in 1964. On August 6, 1977 the north pier of the arch was destroyed in an automobile accident. Thomas Gordon Greene, son of the original designer, and a trained architect, volunteered to restore the monument. Joseph McEldowney, son of the original stone mason, and his son Brian joined in the volunteer effort, doing the actual masonry work. Undamaged original stones were retrieved from the rubble and new ones quarried from the Fish Ranch, south of Carmel. The masons dressed the stone to Mr. Greene's specifications at their Sand City stone yard. The actual work was completed in five weeks, and the restored monument was rededicated on November 11, 1977 with an updated time capsule replaced in the base. This stone arch is the only major public monument in Carmel. It was designed by noted American architect Charles Sumner Greene, and restored by his son Gordon, as a tribute to the men in the village who served in World War I. It is a Carmel landmark worthy of listing in the California Register of Historical Places.

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 5S1  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Mission Model-Miss Williams School*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Monterey*

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address:

City *Carmel-by-the-Sea* Zip *93920*

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*W/side Vizcaino at Flanders (Blk 102, Lot N18)*

Parcel No. *010-331-022*

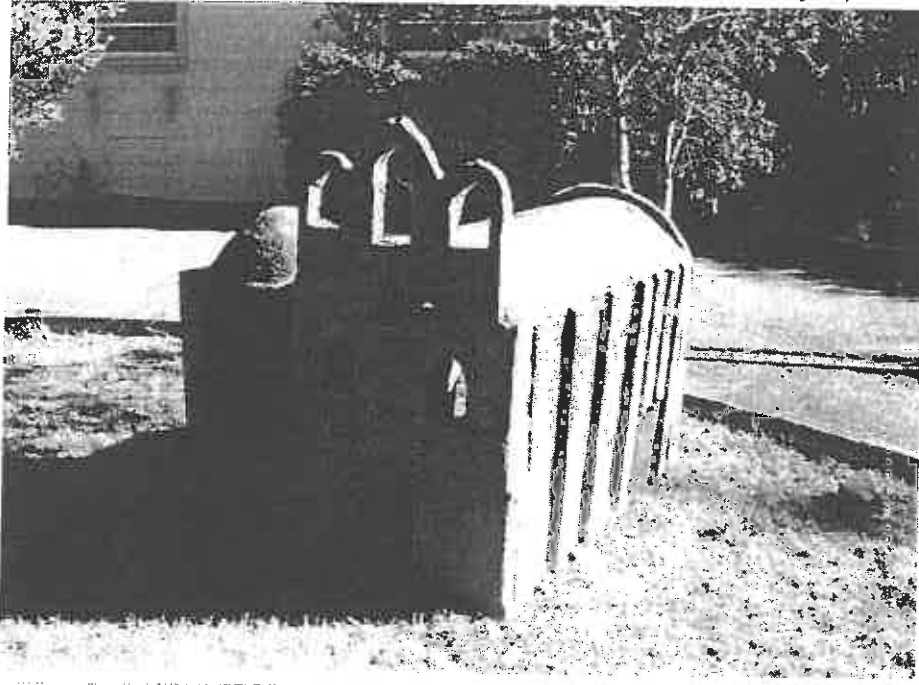
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A small, concrete model of a California mission, about three feet high, two feet wide and four feet deep, irregular in plan, resting on a grassed lawn. There is a square belfry base on the left side of the facade w/two simple belfry stages, capped by a dome. The facade has a main portal with two stages of arched openings above. The upper stage forms the Espadana w/ three pierced arched openings. The roof of the nave is barrel shaped, and the side walls of the model are articulated by tall, narrow arched openings. It appears that the folk art model was cast in stages, in cookie-cutter fashion, then assembled, perhaps over a wooden form. For a model of cast cement, fabricated in the teens, it is in remarkably good condition.*

1b. Resource Attributes: (List attributes and codes)

1. Resources Present ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)  
(View toward \_\_\_\_\_). Photo No: *3059*.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*est. 1915*

P7. Owner and Address

*Bill Wilson  
P.O. Box 22070  
Carmel, CA 93922*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310  
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *2/10/2002*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001*

Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Mission Model-Miss Williams School

B1. Historic Name: *Mission model-Miss Williams School*

B2. Common Name:

B3. Original Use: *folk art*

B4. Present Use: *folk art*

B5. Architectural Style: *no style*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Estimated date of construction, 1915*

B7. Moved? ☐ No ☐ Yes ☒ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Development of Arts & Culture*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *folk art*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The mission model fronting Miss Emma Williams 1st school house is significant under California Register criteria 1, in the area of history as the oldest and best representative example of a public art project (folk art) by school children in Carmel.*

*Miss. Emma Williams is credited with opening the first private school in Carmel in 1908. A public school had existed in the village since 1904. Miss Williams was born in Connecticut in 1859. Little is known of her early life and training, except that she was trained as a teacher, and loved her profession. What is known is that in 1906 she was among the colonists who joined Upton Sinclair in his brief experimental co-operative Helicon Hall Home Colony in Englewood, New Jersey. It is probable that she was on staff as the teacher for the fourteen children of the colony. In 1907 Halcion Hall was destroyed by fire, and the colonists were dispersed. Several writers from the group found their way to Carmel between 1907 & 1908. Miss. Williams arrived here in 08' with the Michael Williams family. She was a close friend of, and had taught school with Margaret Williams. Emma soon bought the land on which the Mission model is located, and constructed two buildings. One she used as her first school house, and the other she shared with another teacher, H. Stark. Her original residence is no longer present, and her 1st school house has been altered over time, losing much of its historic integrity. The Mission model is the only physical reminder of the school and its activities that is still intact as constructed ca 1915.*

*The generic mission, while roughly approximating the form of the Carmel mission employs none of the distinguishing features of San Carlos de Borromeo's highly recognizable facade. A date of 1912 has been suggested for the folk art piece, but one of 1915 might be closer to the mark.*

B11. Additional Resource Attributes: (List attributes and codes) *HP27 - Folk art*

**B12. References:**

*Carmel Historic Context Statement 1997*

*Gilliam, Harold & Sharon, Creating Carmel the Enduring Vision, Peregrine Smith: Salt Lake City, 1992.*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980.*

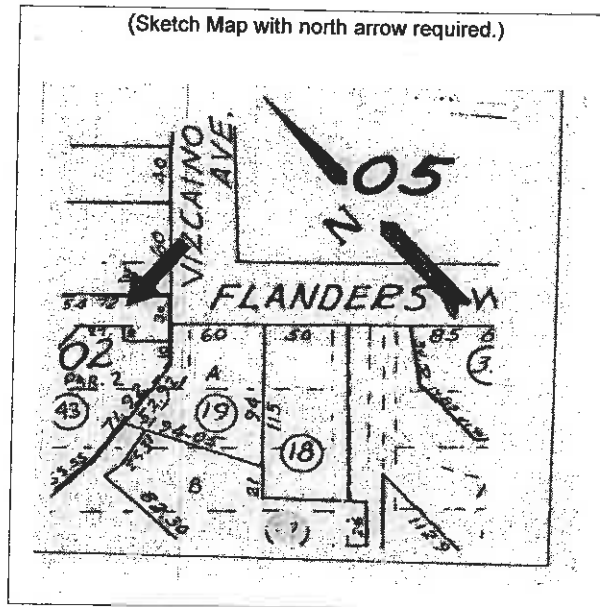
B13. Remarks: *Zoning R-1  
CHCS (AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/10/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

je of Resource Name or #: (Assigned by recorder)  
orded by: Kent L. Seavey

Mission Model-Miss Williams School

Date 2/10/2002

☒ Continuation ☐ Update

B10. 1915 marked the celebration in San Francisco of the opening of the Panama Canal with the Panama-Pacific International Exposition (PPIE). At the local level, noted writer Perry Newberry authored and produced the *serra pageant*, an epic production at the Forest Theater that employed 400 actors at a time when the population of Carmel was a mere 600 people. The pageant drew an audience of 1000, and was so successful that it was staged at the PPIE, with Governor Hiram Johnson in attendance. The events of 1915, in San Francisco and in Carmel, suggest the impetus for the kind of school project the construction of the mission model reflects. Cement was a relatively new construction material on the Monterey Peninsula. Its first known use in the village was in the form of rock-faced cement block for the Carmel Realty Company in 1902. In 1911 Monterey and Pacific Grove began using cement to pave their city sidewalks. It is probable that the material and technical advice for its use for the Mission model came from the the M.J. Murphy construction firm. Murphy's oldest son, Franklin, aged 11 in 1915, was a student at Miss Williams School. Franklin's younger sister Rosalie, born in 1914 was also a student there, but much later, and has told researchers that Franklin was in attendance when the model was constructed. It is clear from the choice of material that the Mission model was meant to be a permanant feature of the school property. It remains so today as the only historically intact reminder of Carmel's first private school and a folk art reflection of Miss Williams students work. Miss Williams School mission model clearly reflects , and is consistant with the 1997 Carmel Historic Context Statement under the theme of the development of the arts & culture.

B12.

*Carmel Pine Cone*, Emma L. Williams (Obituary) 7/25/47.

Sinclair, Upton, *The Autobiography of Upton Sinclair*, Harcourt Brace & World, Inc.:New York, 1962.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

3D

Other Listings

Review Code

Reviewer

Date

Page 1 of 5

Resource Name or #: (Assigned by recorder) Comstock Hill Historic District

P1. Other Identifier:

P2. Location:

☐

Not for Publication

☒

Unrestricted

a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

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B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

(See Continuation Sheet)

Parcel No. multiple

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Comstock Hill District is part of the Carmel City tract which was recorded in 1888. It is located along the eastern edge of the downtown commercial area, on naturally forested rising ground. Located at the southeast corner of the Northeast neighborhood of Carmel-by-the-Sea, its trees are the local Monterey Pine, live oaks and other indigenous varieties. The small district is on ground rising to the southeast, overlaid with a grid iron street pattern. The west boundary extends from the north side of Lot 10, Blk. 60 to the north side of Ocean Ave., and includes the three westernmost parcels in Blk 67, Lots 8, 9, & 10. From Lot 10, it runs east along the south side of 6th Ave, incorporating that vegetation within the City right-of-way, to the west boundary of the five lots, a, b, c & d that compose the east 1/2 of Blk 66, bounded on the north by 6th Ave., on the east by Santa Rita St., and on the south by Ocean Ave. The boundary then returns along the south side of 6th Ave., crosses to the west side of Santa Fe St. It then runs north along the west side of Santa Fe St. to the North corner of Lot 9, Blk 60, thence west to the point of beginning. (continued)

4b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isoates, etc.)



P5b. Description of Photo: (View, date, accession #)  
looking NW at setting of Comstock Studio from cr 6th  
& Santa Fe, 10/10/01, #80166-6

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1924-1928, Carmel Building Records

P7. Owner and Address

multiple

P8. Recorded by: (Name, affiliation, and address)

Kent Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 9/10/2001

P10. Survey Type: (Describe)

Carmel Historic resource Inventory-2001, Intensive

1. Report Citation: (Cite survey report and other sources, or enter "none")

Significant Building Survey, Carmel-by-the-Sea, 1979

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☒ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

Resource Name or #: (Assigned by recorder) Comstock Hill Historic District

D1. Historic Name: Carmel City

D2. Common Name: Northeast neighborhood

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This well wooded residential neighborhood abuts the NE edge Carmel's business district along Torres Street. It is characterized by the grid iron street pattern imposed on its southeast rising slope, creating a bowl-like effect with the rising tree canopy framing the narrow meandering streets. The homes in the district are those designed and constructed by Hugh Comstock in his Hansel & Gretel substyle of the Tudor mode. These small, wood framed cottages are either finished in "Comstock stucco", with its admixture of pine needles to the textured finish coat, or vertical board-and-batten. Door and window frames, and in some cases the applied half-timbering are carved along the edges to give the appearance of rusticity and age. Flared eaves and undulating ridgelines with wood shingles evoking patterns of thatch enhance the desired doll house, or illustrated children's book effect. All are set back on their lots from the street, in a natural landscape setting on rising ground or in swales, so few are at the same viewing level, further enhancing their story book character. Particularly the five cottages that comprise the east 1/2 of Blk. 66. There is one contributing residence, a little exuberant verison of the Comstock Tudors, on the SE corner of Torres & 6th by J.E. Nichols in 1927. Non contributors include two recent neo-Comstocks along the east side of Torres, between the builder's home and "Hansel & Gretel", and one altered Comstock on the west side of Santa Fe, between his studio and "Our House".

Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is composed of the southern half of Blk. 60, west end of Blk 67, and the eastern half of Blk 66, connected along the south side of 6th Avenue. Blks. 60, 67 are bounded by Torres St. on the west, Ocean Ave., on the south, Santa Fe St. on the east (E edge Lots 8,9,10, Blk. 67), and the north edge of Lots 9, 10, Blk. 60 on the north.

D5. Boundary Justification:

The boundary encompasses the best preserved concentration of residential buildings by noted designer/builder Hugh Comstock in Carmel-by-the-Sea. It includes his first building ("Hansel"), his own home, his studio and seven residences, all completed within a period of five years, retaining a high degree of integrity and evoking a strong sense of time and place.

D6. Significance: Theme/development of Architecture, Art & Culture

Area Carmel

Period of Significance 1924-1928

Applicable Criteria CR 2,3

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Comstock Hill Historic District contains the largest concentration of early residential buildings by noted Carmel designer/builder Hugh White Comstock (1893-1950), in Carmel. Outside of Michael J. Murphy, Comstock is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll maker wife. The storybook cottage was a whimsical caricature of the popular Tudor style, with no straight building lines, including the Carmel stone chimneys. Its wood frame was clad with a mixture of plaster and pine needles, troweled over burlap to create an uneven textured surface. Undulating ridgelines, and randomly carved pieces from the door and window casings added to the rustic effect.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Albee, Wm., "Carmel Architecture" undated article, Monterey Architectural Resource Inventory (MARI) archives, Monterey Peninsula College  
Carmel Building Records, Carmel Planning Dept., Carmel City Hall  
Rasmussen, Lillian, brief biography of Hugh White Comstock, undated, MARI.

D8. Evaluator: Kent Seavey

Date: 9/10/2001

Affiliation and Address: Preservation Consultant,

**CONTINUATION SHEET**

Page 3 of 5

Resource Name or #: (Assigned by recorder) *Comstock Hill Historic District*

Recorded by: *Kent Seavey*

Date *9/10/2001*

☒ Continuation ☐ Update

*P2e. Bounded roughly by Santa Fe St., Ocean Ave., Torres St. and 5th Ave, connected along the south side of 6th Ave to the E 1/2 of Blk 66, bounded by Santa Rita St., Ocean Ave. and 6th Avenue.*

*P3. Originally platted as part of Carmel City, this area was not well developed until the 1920s when designer/builder Hugh Comstock created his highly popular storybook interpretations of the Tudor architectural style, and constructed at least ten in the area between 1924 and 1928, each highly individual in design, exhibiting a variety of wall claddings, decorative detailing, and steeply pitched roofs. The east side of Blk. 66, includes five houses designed by Comstock in 1928 for developer W.O. Swain. Alterations to the properties have been minor, and most affected by Comstock himself.*

*D4. The east half of Blk. 66 is bounded by the west edge of lots d & e, where it meets the south side of 6th Ave., the north side of Ocean Ave., the west side of Santa Rita St. to the east, and the south side of 6th Ave. to the north. 6th Ave. runs east/west separating Blks. 60, 66 & 67.*

*D6. The tiny building struck a chord within Carmel's artistic community and Comstock rapidly found himself in the construction trade. Comstock's early work was highly imaginative and individual. He used native materials including Carmel stone, local redwood and hand designed fixtures, and was particularly sensitive to protecting the natural landscape setting with the placement of his buildings. He personally built about 12, houses before hiring unskilled carpenters and training them to work to his specifications. He constantly experimented with materials and developed several aging techniques for roofing and wood floors, as well as a Post Adobe method of construction (1936). The district as defined contains the original doll house, "Hansel", and the adjacent "Gretel", first used as an office. His 1925 home is at the corner of 6th & Torres, with its (1940) Post Adobe wing. His 1927 studio is adjacent, at the corner of 6th and Santa Fe. "The Woods" built for Mary Young Hunter in 1927 is found at the corner of Ocean and Torres, and Elizabeth Armstrong's 1928 "Our House", along the west side of Santa Fe, north of the studio. The five W.O. Swain cottages, "Yellow Bird", "Birthday House", "Fables", "The Doll's House" and "Comstock Cottage" are a half block away, along Santa Rita, between 6th & Ocean. Probably more than any other architect or builder, Hugh Comstock defined the architectural character of Carmel with his fairy tale cottages and commercial buildings constructed between 1924 and 1929. To a considerable degree they have set the architectural tone for the village since that time. The 11 Comstock buildings that make up the historic district represent the full range of his talent during his formative years as a designer/builder. Evidence of his interest in the development of building materials and practices is visible in these buildings, including one of the first experiments in post adobe construction, as a wing addition to his own house (1940). The residences are in very good condition, and most alterations and changes, where they occur, were the product of their builder, Hugh Comstock. Their continued presence, and state of preservation is a testament to their imaginative design and the quality of their construction. As a body they retain a high degree of integrity as constructed, and convey a strong sense of time and place, and of feeling and association.*



# LOCATION MAP

Trinomial \_\_\_\_\_

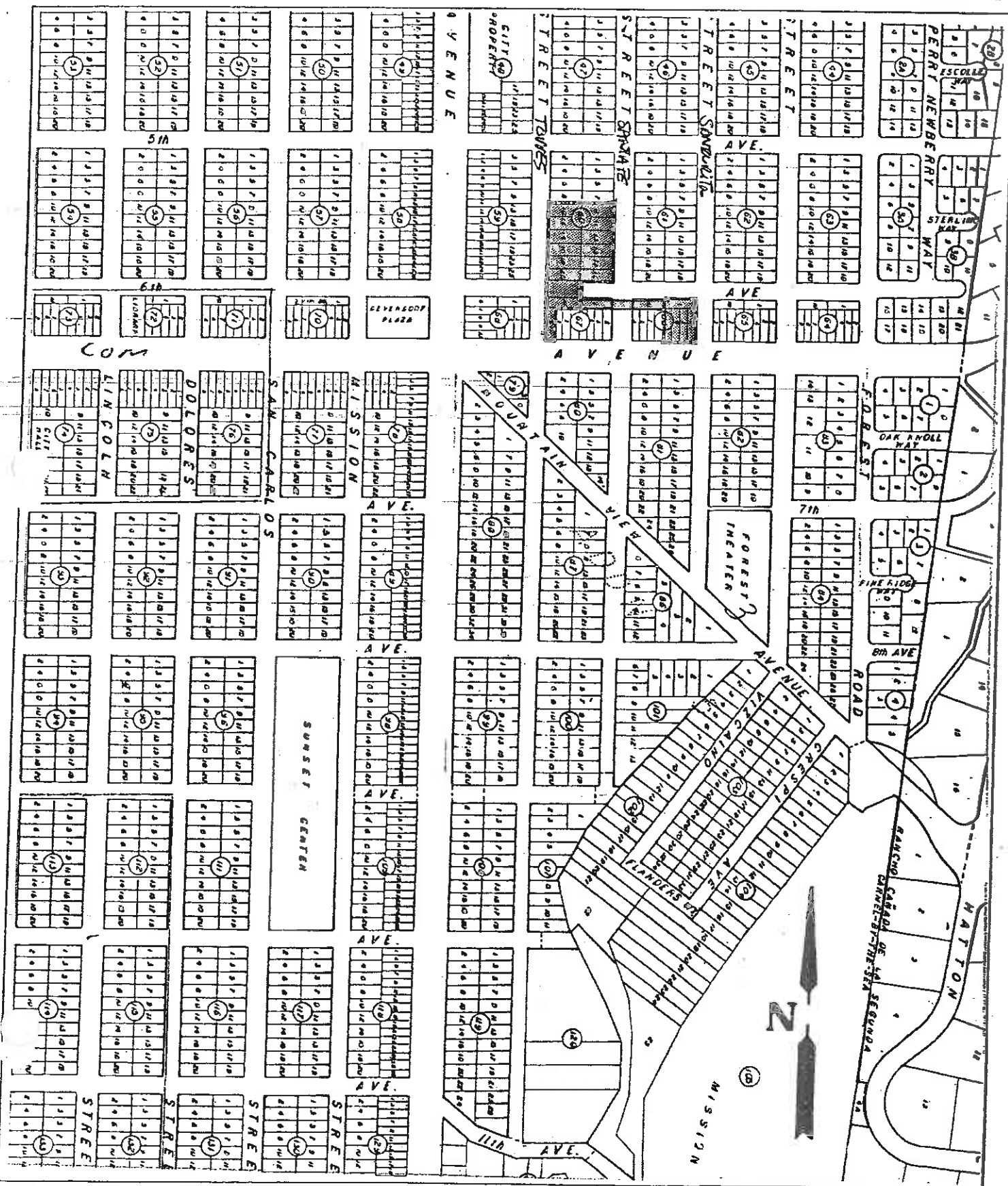
Page 4 of 5

\*Resource Name or # (Assigned by recorder) Comstock Hill Historic District

\*Map Name: Carmel-by-the-Sea & Adjacent Area

\*Scale: Unknown

\*Date of Map: 1975 (1982)





CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 5

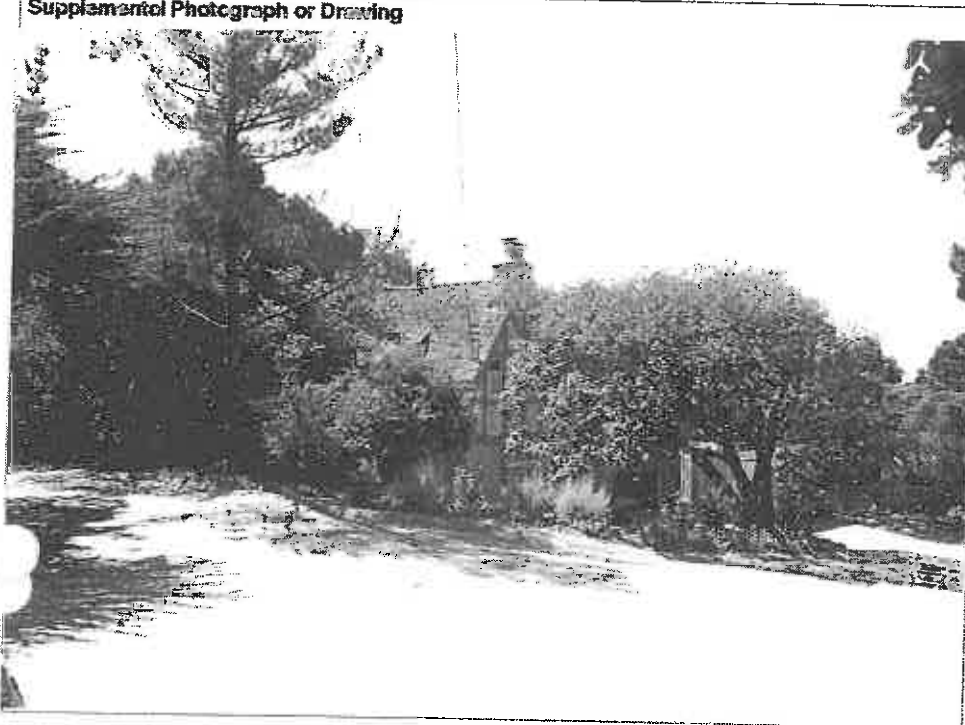
Resource Name or #: (Assigned by recorder) Comstock Hill Historic District

Recorded by: Kent Seavey

Date 9/10/2001

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

Looking SW at "Birthday Hse." from cr of  
6th & Santa Rita, 9/10/01, #80166-9

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1/5D1

Other Listings

Review Code

Reviewer

Date

Page 1 of 5

Resource Name or #: (Assigned by recorder) Downtown Commercial Historic District

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Monterey  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
(see Continuation Sheet)

Parcel No. multiple

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The downtown commercial historic district includes the parcels fronting both sides of Ocean Ave. between Mission and Monte Verde Streets on the east and west, and includes portions of the west side of Mission, San Carlos, Dolores, Lincoln and the east side of Monte Verde Sts. between the south side of 6th and the north side of 7th Avenues. This area represents the core of the commercial business district that developed between 1899 and 1940. The commercial buildings primarily consist of two-story reinforced concrete and wood frame buildings in a variety of early 20th century architectural styles. The buildings tend to have retail, gallery or restaurant space on the ground floor, and office space and residential units on the upper floors. Most businesses and shops are constructed to face open sidewalks with interior courtyards. Architectural design tends to reflect the preferred residential styles of the era, particularly the English and European medieval revivals and Spanish Colonial. It includes construction with natural materials, pleasant urban open spaces and abundant landscaping. The landscaped median divider along Ocean Ave. and the absence of electric signals and parking meters contributes to the village atmosphere that characterizes the district.

g. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a



Photo: (View, date, accession #)  
SE of Ocean & Mission at the eastern boundary of the district, 10/15/01 #80371-3A

P6. Date Constructed/Age and Sources

☐ Prehistoric ☐ Historic ☐ Both

1899-1940

P7. Owner and Address

Multiple

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950

P9. Date Recorded: 10/10/2001

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Significant Building Survey for Carmel-by-the-Sea, 1979; City of Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☒ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

**DISTRICT RECORD**

je 2 of 5

Primary #

HRI #

Trinomial

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *Downtown Commercial Historic District*

D1. Historic Name: *Ocean Avenue Business District* D2. Common Name: *same*

D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

*The area represents the core of the historic business district that developed between 1899 and 1940. The commercial buildings primarily consist of two-story reinforced concrete and wood frame buildings in a variety of early 20th century architectural styles. Retail buildings have shop, gallery or restaurant space on the ground floors and office space and residential units on the upper floors. There are also three hotels in the district. Most businesses and shops are constructed to face open sidewalks with interior or exterior courtyards. Numerous alleyways have been tiled or bricked and are landscaped to create pleasant passages between buildings and streets. Architectural design throughout the district tends to reflect preferred residential styles of the era, particularly the English and European medieval revivals, and Spanish Colonial. It includes construction with natural materials, attention to detail and craftsmanship, and provides pleasant urban open spaces and abundant landscaping. The landscaped median divider along Ocean Ave., and the absence of electric signals or parking meters contributes to the village atmosphere that characterizes the district. Notable elements of the district include the Philip Wilson Bldg. (1904), a commercial adaption of the first Bay Area Regional style that served as Carmel's first city hall, and is one of the oldest continually operating businesses in the village; The Preble Bldg. (1902), an early flat roofed "Fireproof" commercial bldg. of rusticated cement block by town builders Powers and Devendorf, for the Carmel Development Company's office; contractor Hugh Comstock's 1926 Tuck Box tea room, his first commercial design in the designer's distinctive fairytale Tudor style; the 1927 Andalusian Spanish style El Paseo Bldg. designed by the Oakland architectural firm of Blaine and Olson and built by M.J. Murphy, featuring an interior courtyard with a glazed terracotta sculpture by Jo Mora; the Seven Arts bldg. built for Forest Theater founder Herbert Heron in 1925, of locally manufactured "Thermotile" cement blocks, and housing the first commercial art gallery in Carmel; (see Continuation Sheet)*

D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

*The Downtown Historic Commercial District lines both sides of Ocean Ave between Mission and Monte Verde Streets on the east and west, and includes portions of the west side of Mission, San Carlos, Dolores, Lincoln and the east side of Monte Verde Sts. between the south side of 6th and the north side of 7th Avenues.*

D5. **Boundary Justification:**

*The boundaries of the district include the oldest portion of the core business district. The buildings in this area retain the highest degree of architectural integrity, and overall there are fewer non-contributing intrusions.*

D6. **Significance: Theme** *Architectural & Economic Development*

**Area** *Carmel-by-the-Sea*

**Period of Significance** *1899-1940*

**Applicable Criteria** *CR 1,3,4*

Discuss district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

*The district represents Carmel's downtown business core that had been developed before 1940. The downtown was the center of the economic and social life of the village during the early part of the 20th century. In addition to the basic service support functions provided to Carmel's residents, there were hotels, restaurants and art galleries that targeted the tourist market. Although there are elements in the district that date from the turn of the century, most commercial construction occurred in the 1920s, and was influenced by the architectural revivals of the era, particularly the Spanish Colonial and Tudor modes, which tend to define the district. The open spaces between buildings in the commercial district are an integral and important character defining feature of the village.*

D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

*City of Carmel, General Plan, Architectural/Cultural/Historic Resources Element*

*\_\_\_\_\_, Historic Resources Survey 1989-1996*

*Carmel Historic Context Statement 1997*

*Hale, Sharron L., A Tribute to Yesterday, Valley Publishers, Santa Cruz, CA, 1980*

D8. **Evaluator:** *Kent Seavey*

**Date:** *10/10/2001*

**Affiliation and Address:** *Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950*

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

## CONTINUATION SHEET

Page 3 of 5

Resource Name or #: (Assigned by recorder) *Downtown Commercial Historic District*

Recorded by: *Kent L. Seavey*

Date *10/10/2001*

☒ Continuation ☐ Update

*P2e. Both sides of Ocean Ave., between Mission and Monte Verde streets; parts of Mission, San Carlos, Dolores, Lincoln & Monte Verde Sts. between the south side of 6th and the north side of 7th Avenues.*

*D3. the 1938 Bank of Carmel, the only WPA Moderne commercial bldg. in town, with sculptural figure groups in relief on the facade, executed by local artist Paul Whitman, the handsome Tudor half-timbered business block by Dr. Amelia Gates, one of the many fine properties in Carmel designed by women. Hotels include the Pine Inn, the core of which is the 1889 Hotel Carmelo which was moved to this location in 1902 by Powers and Devendorf, and has grown over time to encompass a full city block. The old world European style of the Sundial Court (1930), and the 1927 Spanish Colonial Cypress Inn succeed in mixing medieval and Mediterranean architectural modes into the visual potpourri that imbues Carmel's commercial streetscapes with a constant sense of discovery and surprise. The district also includes several non-commercial elements, i.e. the 1927 Harrison Memorial Library, designed by Bernard Maybeck and M.J. Murphy, architect Robert Stanton's 1940 Church of the Wayfarer, with its biblical garden, and Charles Sumner Greene's 1922 WWI Memorial Arch among others.*

*D5. The significant buildings in the district tend to employ open space, especially as lanes and courtyards in association with building spaces and shapes, to encourage pedestrian exploration and movement. The courts increase the amount of wall surfaces and facades on the buildings, and encourage the creation of additional smaller shop spaces. In this way, historic commercial building design has influenced the land use patterns and economic vitality of the community. This alternative pedestrian circulation pattern is encouraged through the use of arches to define building openings, varied and inviting textures on walking surfaces and decorated directory signs at the court entrances to identify what lies within. The courtyards are often linked from street to street, or from one property to another. Through-block corridors serve as shortcuts for local residents to avoid crowded sidewalks. These unique urban open spaces and intra-block connectors are an important part of the character defining quality of the village, especially when they are associated with significant buildings. Although many of the commercial storefronts and retail spaces have been remodeled over time, individual buildings retain a high degree of architectural integrity maintaining the village feeling of the downtown streetscape. Carmel's Downtown Historic District clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of, architectural & economic development and government, civic & social institutions.*

LOCATION MAP

Primary #

HRI#

Trinomial

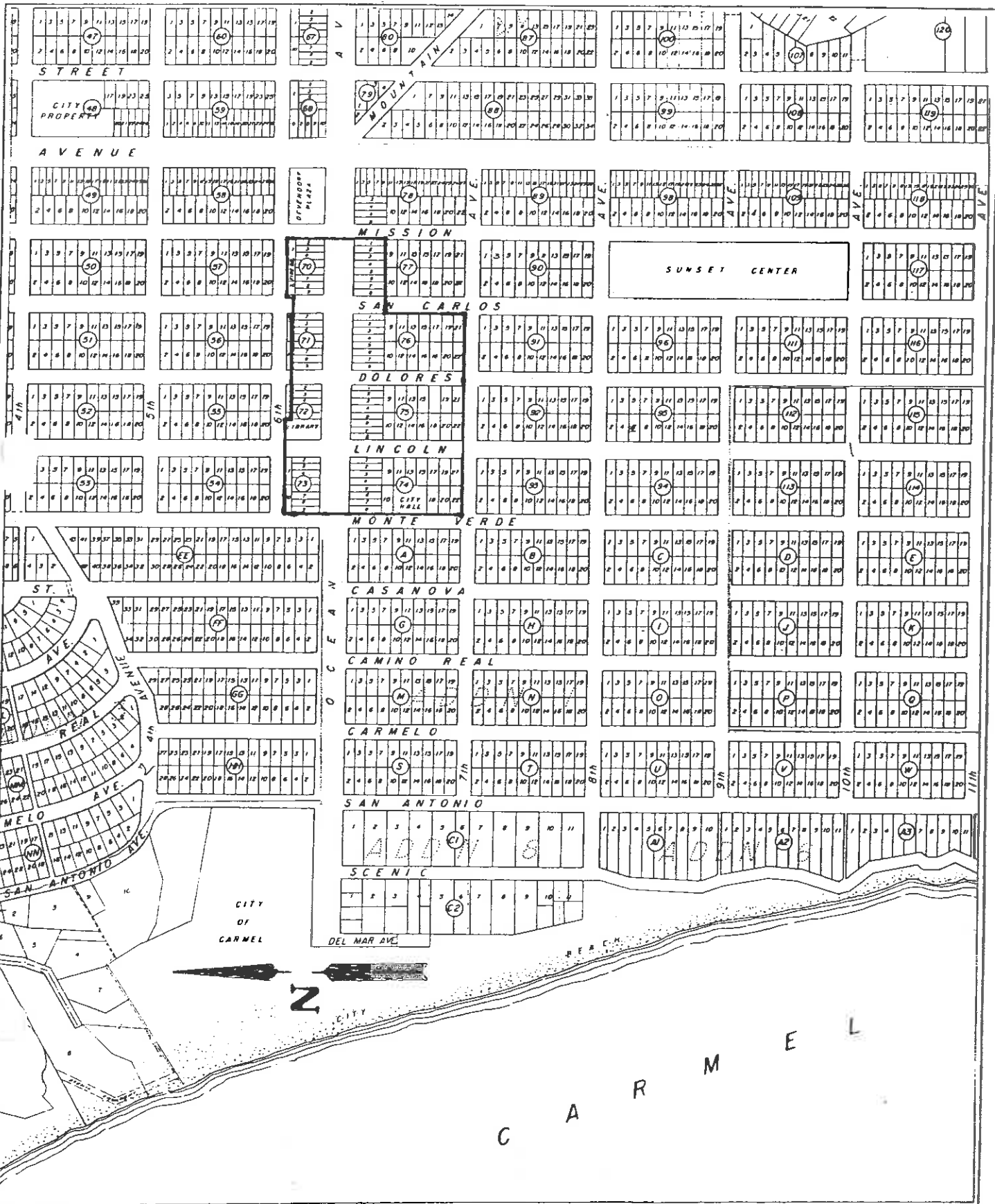
Page 4 of 5

\*Resource Name or # (Assigned by recorder) Downtown Commercial Historic District

\*Map Name: Carmel-by-the-Sea and adjacent area

\*Scale: Unknown

\*Date of Map: 1975/1982



CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 5

Resource Name or #: (Assigned by recorder) *Downtown Commercial Historic District*

Recorded by: *Kent L. Seavey*

Date *10/10/2001*

☒ Continuation ☐ Update



Description of Photo: (View, date, accession#)

*Looking NE fm the SW cr of Ocean & Monte Verde at the western boundary of the district, 10/15/01, #80371-8A*

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder)

Konigshofer-White-Sand & Sea Hist. Dist.

P1. Other Identifier: Elizabeth McClung White-Jon Konigshofer Development

P2. Location: ☐ Not for Publication ☒ Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

E

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side San Antonio South of 4th MoCo Assessor's Parcels #s 10-321-16, 10-321-22,  
10-321-24, 10-321-26, 10-321-28 Sand & Sea Plots 1,2,3,4,5

Parcel No. MoCo 10-321-16,

P3. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Sand and Sea District is part of a subdivision in Carmel that dates originally to 1900. Parcels 1 to 5, closest to San Antonio and 4th, were developed in 1941 by Elizabeth McClung White, a Carmel real estate agent, with designs for a house on each parcel by architect-designer Jon Konigshofer in an interesting mix of Modern Architecture and Craftsman Tradition details that have been characterized as the Second Bay Area Tradition.

The subdivision lies on the west side of N. San Antonio Street, projecting into the upper tier of the rolling sand dunes of Carmel Beach. It is flanked on the north by private residential property, with a large stand of mature eucalyptus trees. To the west are several dwellings in the Patterson Subdivision, from the 1970s, and to the southwest is the City of Carmel's Beach property.

(See Continuation Sheet)

P3b. Resource Attributes: (List attributes and codes)

HP2 - Single Family Properties

P4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☒ District

☐ Element of District

☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1941 - Carmel Building Files

P7. Owner and Address

Multiple Owners

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA  
93922

P9. Date Recorded: 8/28/2002

P10. Survey Type: (Describe)

HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☒ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

ge 2 of 5

## NRHP Status Code

Resource Name or #: (Assigned by recorder) *Konigshofer-White-Sand & Sea Hist. Dist.*D1. Historic Name: *White-Konigshofer Development* D2. Common Name: *K-W Sand & Sea Historical District*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

*The Sand and Sea District is part of a subdivision in Carmel that dates originally to 1900. Parcels 1 to 5, closest to San Antonio and 4th, were developed in 1941 by Elizabeth McClung White, a Carmel real estate agent, with designs for a house on each parcel by architect-designer Jon Konigshofer in an interesting mix of Modern Architecture and Craftsman Tradition details that have been characterized as the Second Bay Area Tradition.*

*Three of the four contributing buildings are flat roofed. The fourth, on Lot #5, has a low-pitched peaked roof. All are characterized by the use of horizontal wood siding, large, multi-paned, wood picture windows, wide overhanging eaves, horizontal exterior wood siding, large brick chimneys, and a lower wainscot of brick veneer. From the south they appear as unobtrusive elements on the landscape, framed behind an informal line of dense shrubbery on the south side, and a tall stand of eucalyptus trees to the north.*

*The siting of each house in the district takes into account the topography of the land and is respectful of the sight lines to the sand dunes of Carmel Beach. The individual lots are all irregular in plan, and the houses are situated on stepped terraces to allow each an unobstructed view of the sand dunes and Carmel Beach to the south and west.*

*The buildings on lots #2 through #5 are contributors to the district. The recent (1972) house on Lot #1 is a non contributor.*

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

*Five irregular adjacent lots bound by San Antonio Avenue on the east; north, by an access passageway from San Antonio Avenue and 4th running down to Carmel Bay; south by city-owned sand dunes and beach extending from Carmel Bay to San Antonio Avenue, west by irregular lot boundary lines of lots developed in 1970s sloping toward Carmel Bay.*

(Continuation Sheet)

D5. Boundary Justification:

*The district includes Lots #1 thru #5 of the Sand & Sea Subdivision of 1941. It is bounded on the north, and northeast by N. San Antonio Road, and a private residential parcel, on the west by the Patterson Subdivision of 1972, and on the southwest and south by the public lands of the City of Carmel-by-the-Sea. The district includes only those lots of record noted above.*

D6. Significance: Theme *Architectural Development in Carmel*Area *Carmel-by-the-Sea*Period of Significance *1880-1941*Applicable Criteria *CR#3*

Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

*The Konigshofer-White Sand and Sea District is significant under California Register Criteria #3 in the area of architectural development as a district of four intact houses designed by architect Jon Konigshofer for Real Estate Agent Elizabeth McClung White in 1941. Originally five distinct houses (two with detached garages) were designed. Only the two-story garage of Plot #1 was built, and a house was later added in 1972 by architect Warren Thompson. The other four houses, # 2, 3, 4, and 5 were all built and have had virtually no modifications. The blending of modern architectural materials with the natural site, the use of open plans and minimum maintenance were all important factors in the designs which are part of the Second Bay Area Tradition that was celebrated in Sunset Magazine and popularized by such architects as William Wilson Wurster, Harwell Hamilton Harris, Henry Hill, Clarence*

(See Continuation Sheet)

D7. References (Give full citations including the names and addresses of any informants, where possible.):

1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historical Context Statement 1997
3. Original Plot Map (1941) by Jon Konigshofer for E. M. White

(See Continuation Sheet)

D8. Evaluator: *Richard N. Janick*Date: *8/28/2002*Affiliation and Address: *Richard N. Janick, P.O. Box 223408, Carmel, CA 93922*



## CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder)  
Recorded by: Richard N. Janick

Konigshofer-White-Sand & Sea Hist. Dist.  
Date 8/28/2002 ☒ Continuation ☐ Update

### D. 4 Boundary Description (Continued from Page 2)

#### Construction History

1. Permit #912 (August 2, 1941) Only two-story garage constructed. Original plans in file of attached gable roof house (not constructed) (Plot 1)
  - a. Permit #73-22 (January 31, 1973) New residence built by Patterson Family utilizing existing garage. Architect: Warren Thompson
2. Permit #848 (May 5, 1941) House No. 2 (Plot 2)
3. Permit #847 (May 6, 1941) House No. 3 (Plot 3)
  - a. Permit #959 (October 29, 1941) 2-car detached garage for House No. 3
4. Permit #844 (May 5, 1941) House No. 4 (Plot 4)
  - a. Permit #960 (October 29, 1941) 1-car detached garage for House No. 4
5. Permit #849 (May 6, 1941) House No. 5 (Plot 5)

### D. 7. References (Continued from Page 2)

4. Plot Map (1966) by Clayton Neill Engineering - Original permit #s, dates and common names for each house
5. "Privacy in a Group," House No. 3- Sand & Sea designed by Jon Konigshofer, Sunset Magazine, January 1947. Photography by Morley Baer
6. Hale, Sharon, "A Tribute to Yesterday," 1980. Valley Press

### D. 6. Significance (Continued from Page 2)

Mayhew and Gardiner Dailey, all of whom built houses in Carmel from the 1930s to the 1960s.

The Bay Area Tradition was coined by critic Lewis Mumford in an exhibition about Bay Area architecture in 1949 at the Civic Center Museum in San Francisco to describe the fusion of Modern Architecture materials and processes with the aesthetics and planning principles of the Craftsman Movement. The E.M. White houses by Konigshofer are perfect examples of this new genre that saw the new modest flat roof open plan houses become the heir of the single-wall gabled roof Craftsman Cottages of the 1920s and 30s. Eighty percent of the original development is intact which meets District definition standards, and the designs meet the criteria for architectural development as stated in the Carmel Historical Context Statement of 1997.

#### JON KONIGSHOFER

Born in Alameda, CA on January 13, 1907, Jon received his basic education locally. He spent two years at the University of Oregon prior to a stint as a merchant seaman that took him to New York. While in New York, he studied at the Art Students League with the view of becoming a magazine illustrator. Konigshofer had also studied design at the Oakland College of Arts and Crafts under Xavier Martinez and Hamilton Wolfe, supporting his studies as a draftsman with a local architectural firm. He came to Carmel in 1937 where he went to work for M. J. Murphy as a designer. He soon left the firm to strike out on his own.

He worked on the design of John Gardener's Tennis Ranch in Carmel Valley and remodeled the Pine Inn for Harrison Godwin and the LaPlaya Hotel for Fred Godwin. His first house design was for J. D. Greenan in 1938, a ranch style overlooking Mission Fields. His second design was for Marie Spreckels Elezalde. He did a lot of work at Pebble Beach including Big Crosby's house. In 1941, when Hollywood producer John Nesbitt brought in Frank Lloyd Wright to design and build a home for him in Pebble Beach, Jon Konigshofer was selected to supervise the project. Unfortunately, the building was never constructed, the principal reason being Wright's unwillingness to provide Nesbitt with a firm cost estimate for the building and the beginning of World War II.

Although never licensed as an architect, Jon Konigshofer's residential designs drew much attention and many were published in leading popular and professional journals in the late 1940s and 1950s. His work appeared in "Architectural Forum," "The Architectural Record," "House Beautiful," "Sunset," "House and Garden" and yearbook of the Encyclopedia Britannica.

In March of 1952, "Life Magazine" featured his "Hillside House" as affordable residential housing under \$10,000. Konigshofer's knowledge of Wright's concept of the Usonian House is clearly evident in his own designs. Jon Konigshofer is credited with at least 50 homes in Pebble Beach and more than 150 buildings, residential and commercial, on the Monterey Peninsula.

Elizabeth McClung White worked in the real estate business in Carmel as early as 1922 and particularly for Coastal Properties in the 1930s and 40s. She was also at one time an assistant manager of the Mission Ranch. A medical scholarship at the University of Virginia exists in her name.

The Konigshofer-White-Sand & Sea District clearly meets the criteria under architectural development as stated in the Carmel Historic Context Statement (1997).

## CONTINUATION SHEET

Page 4 of 5 Resource Name or #: (Assigned by recorder) Konigshofer-White-Sand & Sea Hist. Dist.  
Recorded by: Richard N. Janick Date 8/28/2002 ☒ Continuation ☐ Update

P. 3 Description (Continued from Page 1)

The siting of each house in the district takes into account the topography of the land and is respectful of the sight lines to the sand dunes of Carmel Beach. The individual lots are all irregular in plan, and the houses are situated on stepped terraces to allow each an unobstructed view of the sand dunes and Carmel Beach to the south and west.

Four of the originally planned five houses were constructed according to the drawings on file with the Carmel Planning Department, and have little or no evidence of alteration over time. Two detached garages to the north have been modified. A fifth house, originally planned for Lot #1 only had its garage base built. In 1972 a modern residence was constructed on the site, which is listed as a non contributor to the district.

# LOCATION MAP

Trinomial

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Konigshofer-White Sand & Sea Hist. Dist.

Map Name: Carmel-by-the-Sea & Adjacent Area

\*Scale: Unknown

\*Date of Map: 1975 (1982)

